

**APPLICATION FOR  
ZONING RELIEF AND  
CERTIFICATE OF APPROPRIATENESS  
HISTORIC CONSERVATION BOARD PUBLIC HEARING  
STAFF REPORT**

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APPLICATION #: COA2022028/ ZH20220086 (1413 Elm)  
COA2022027/ ZH20220087 (1415 Elm)  
APPLICANT: Bowerman/Myers Architects  
OWNER: Yael & Judy Cosset TR  
ADDRESS: **1413 & 1415 Elm Street**  
PARCELS: 081-0002-0612/ 081-0002-0614  
ZONING: CC-A  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 16, 2022

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness and related zoning relief for the construction of two new single-family homes on Elm Street on two currently vacant lots within the Over-the-Rhine Historic District.

**Details of Zoning Relief Required:**

- Per Section 1409-07, **Conditional Use** approval is required for ground-floor residential uses in the CC-A District. Conditional Use approval is required for both 1413 and 1415 Elm Street.

**Existing Conditions:**

The two vacant lots at 1413-1415 Elm Street are located on the west side of Elm Street between its intersections with Magnolia Street on the north and W. 14<sup>th</sup> Street on the south. The lots are immediately north of Adrian Alley. The lots formerly housed two historic buildings that were demolished after 2011, when the lots were converted to surface parking.

**Proposed Conditions:**

The proposals at 1413-1415 Elm Street include:

1. Construct two new single-family homes.
2. The houses will be clad in brick, masonry block and cement fiberboard siding.
3. 1413 Elm will have a 2-story façade at the street with a third story set back from the street with a front roof deck and a pitched roof.
4. 1415 Elm will have a 3-story façade at the street with a fourth story set back from the street with a front roof deck and a pitched roof.



Figure 1: Map of 1413-1415 Elm Street. Map provided by Cagis Maps.



Figure 2: Street view of 1413-1415 Elm Street. Image from Google Street views.

**Previous Review:** NA

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405	Development Standards
	Section 1433	Hillside District
Variance Authority:	<a href="#">Section 1445-07</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Analysis:**

Both 1413 and 1415 Elm Street require Conditional Use approval for ground-floor residential uses in the CC-A Zoning District.

**Standards for Conditional Uses per Section 1435-05-4**

(a) *Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or*

The proposed work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials. A single-family dwelling is an appropriate use in this location, which features many other ground-floor residential uses in the vicinity.

(b) *Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).*

The denial would likely not result in the deprivation of all economically viable uses as a mixed-use building could conceivably be constructed with upper-floor residential uses.

**Standards for Conditional Uses per Section 1445-05**

The Zoning Hearing Examiner may approve a conditional use if and only if the conditional use is specifically listed in the applicable zoning district use regulations.

- Section 1409-07 of the Cincinnati Zoning Code permits residential uses “only above the ground floor in a mixed-use building. Modification requires conditional use approval...”

Per Section 1445-05, Purpose of Conditional Uses, the following determinations must be made:

- ***Is the proposed use appropriately located, designed and configured?***

Yes. The proposed residential unit is appropriately located, designed and configured for a single-family residential use in this CC-A district. Much of the surrounding development is existing residential.

- ***Have any adverse impacts on the surrounding area been minimized?***

Yes. No adverse impacts are anticipated due to the presence of a single-family residential unit in an area with a diverse mix of residential and commercial uses.

General Standards; Public Interest

Below is analysis of the relevant consideration factors for the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest. Staff is supportive of the requests for Conditional Use approvals.

- (a) ***Zoning.*** *The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*

The underlying zoning is CC-A. The majority of the zoning considerations are satisfied, with the exception of the relief requested herein.

- (h) ***Neighborhood Compatibility.*** *The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*

The proposed use is compatible with the neighborhood. The property sits on Elm Street, with many other single- and multi-family residential buildings located on this block of Elm as well as side streets of Magnolia, W. 14<sup>th</sup> and W. 15<sup>th</sup> Streets. An RM-1.2 district is located directly across the Elm Street.

- (j) ***Adverse Effects.*** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*

There are no adverse impacts anticipated for the proposed project. The residential use is compatible with the general development patterns of the area.

- (p) ***Public Benefits.*** *The public peace, health, safety or general welfare.*

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

**Certificate of Appropriateness Review:**

Staff recommends that the design substantially conforms to the New Construction section of Historic Conservation District Guidelines as discussed further below.

## **NEW CONSTRUCTION**

### **Staff comments on the Specific Guidelines for New Construction:**

#### **A. Intent and General Guidelines**

1. *New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.*

The lots at 1413 and 1415 Elm Street are currently vacant and unimproved lots.

2. *New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.*

This infill development does not replicate the existing buildings, but uses materials, massing and rhythm of nearby buildings to influence the design choices.

3. *The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.*

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

4. *The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.*

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

#### **B. Specific Guidelines**

1. **Composition:** *New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.*

**Base:** *New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.*

The buildings feature a base using a slightly raised foundation with rough faced masonry block on 1413 Elm Street and full depth stone on 1415 Elm Street.

This is an appropriate and compatible treatment for new residential infill, as residential buildings typically have a less defined base than mixed-use and commercial buildings.

**Middle:** *Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.*

The middles are defined with brick cladding and paired front punched openings on both the second and third floors. The windows are aligned vertically to give the façades a vertical emphasis.

**Top:** *New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.*

The top of the front façades are defined by decorative cornices. The cornice lines provide the railing for the roof decks that are just back of the cornice and provide a strong top element. The buildings have setbacks/recesses at the roof level to provide for outdoor roof decks. From the front façades, this is not highly visible. The cornice lines feature wrought iron grates in the traditional location of the frieze windows.

**2. Roofs:** *Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.*

The roofs are side gable roof forms. This roof form is common in the neighborhood, especially on single family homes. The main distinction is the inclusion of a roof deck at the front and back that breaks the angle of the roof. While the front may be visible from down the street on Elm Street the roof deck and roof slopes themselves are not likely to be visible from the primary façade as evidenced from the massing study submitted by the applicant.

**3. Window Openings:** *Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy*

*between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

The windows substantially conform to the guidelines above. The windows are taller than they are wide and are in a paired punched opening format.

The windows will have a cast stone or limestone lintel at the top of the windows and a sill at the bottom providing definition and articulation. Windows on the first and third floors of 1413 Elm Street will also feature segmentally arched wood window hoods above the lintels.

**5. Setback:** *Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.*

Setbacks vary on this block with the former church building at 1419 Elm Street and the mixed-use corner building at 1401 Elm Street having zero lot line setbacks. The residential buildings at 1403-1411 Elm Street have small setbacks with fencing and stairs defining the edge. Residential buildings on the block to the north of Magnolia Street are built to the lot lines.

1415 Elm Street has zero lot line side setbacks, while 1415 Elm has a narrow south side yard setback to provide for windows along Adrian Alley. Rear setbacks are provided to allow for driveways and garage access. These setbacks are compatible with the surrounding development, which generally features zero or minimal side yards with many buildings extending to or close to the rear lot line.

**6. Rhythm:** *New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.*

The building at 1413 Elm Street has a five-bay configuration, while the slightly narrower lot at 1415 Elm Street has a four-bay configuration. The bays are symmetrical on the façades creating a consistent rhythm on the buildings that reflects the rhythm on other buildings on the street, with the exception of the norther bays on both buildings, which are offset with slight setbacks.

While setback entries are not as common as flush front entries in this particular part of the district, the proposed entry is appropriate, as it remains compatible without replication and still features a defined entry element with the proposed steps and gateway leading to the setback entryway. Many contributing buildings in the area have entries that are flush with the primary face of the building, but set behind projecting bays, such as 1405-1407 Elm and 1420 Elm. Having a side entrance, while not the dominant form in the district, is a form seen regularly throughout the district. The setback will allow for an in-swinging gate, as generally required by the Department of Transportation and Engineering, with a set of steps to the recessed entry.

**7. Emphasis:** *New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.*

The building has many elements that help to create a strong vertical emphasis. The major elements include that the building is taller than it is wide and the vertical alignment of the windows. The small setback provided in the norther entry bays help to enhance the vertical emphasis of the buildings.

**8. Height:** *The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.*

The height is appropriate to the site and the area. While the building immediately adjacent to 1415 Elm Street is a former religious assembly building to the north and is only one-story, it is approximately 25.5' in height, which is generally equivalent to a two-story building. 1415 Elm Street is proposed at 3 stories but has a low-pitched side-gabled roof with an inset roof deck. The pitched roof begins at the top of the second floor and raises in height as it moves back toward the center of the building. As such, the roof is not likely to be visible when viewed from the front of the building, which would read as a 2-story building.

1413 Elm Street currently has a vacant lot on the north, which will be infilled with the proposal for 1415 Elm Street and an alley on the south. Immediately south of the alley is a 3-story building. Zoning considers adjacent buildings to include those opposite alleys and believes the proposed height of 1415 Elm Street meets the requirements of the guidelines. It should also be noted that the majority of the contributing buildings across Elm Street are at least 3 stories in height, with several

examples of 4 story buildings. Several buildings one block north of the subject properties are also 3-story residential buildings. 1415 Elm Street will have a similar roof form to 1413, where the slope begins at the top of the 3<sup>rd</sup> story and extends as the building goes back on the lot. The roof is not likely to be visible from directly in front of the building and will read as a 3-story building.

With the side-gabled roofs, the rear of the buildings descend in height with smaller one-story wings extending toward the rear of the lot, as is common in contributing buildings in the vicinity.

It is Staff's opinion that the proposed heights of both 1413 and 1415 Elm Street meet the conservation guidelines

**9. Materials:** *New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.*

The main building material on the front façades is brick, stone veneer at the base limestone stone sills, and cement fiber board as accent materials. As the masonry block at the recessed portion of 1413 Elm Street it is a secondary material, and while it will have visibility on the street, being recessed, it will not be the dominant material. The exact material for the masonry block has not yet been selected. Staff would recommend the material have a look close to natural stone and be submitted to the Urban Conservator's Office for approval prior to permitting. This secondary material will also emphasize the contemporary but compatible nature of the building, ensuring compatibility without replication.

The sides of the building will primarily be brick, with the inset portion of 1415 Elm Street featuring horizontal cement fiber board siding. The rear of the building will feature brick on the first story with horizontal cement fiber board siding on the upper levels. This treatment is compatible with the district and many brick buildings feature rear wood-frame additions. Privacy walls will be constructed at the balconies on the second and fourth floors on the rear of 1413 Elm Street, which will not be visible from the street.

A 6' wall will be built along Adrian Alley, as the alley will not be used for driveway access. The wall will consist of a 4' high brick wall, matching the brick used on the residence, and topped with a 2' metal fence.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on 6.8.2022. Two members of the public were in attendance. One expressed concerns primarily related to building height and the recessed bays.

**Comments Provided to Staff: NA**

**Recommendation:**

**I. ZONING VARIANCES**

1. Based on the application for Zoning Relief for single-family home at 1413 Elm Street per the plans submitted by Kenneth R. Bowerman Architect, Inc. dated 05.06.2022:

**A. APPROVE** – Section 1409-07, **Conditional Use** approval is required for ground-floor residential uses in the CC-A District. Conditional Use approval is required for both 1413 and 1415 Elm Street.

**B. FINDING:** The Board makes this determination that per Section 1435-05-4:

- i. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to the property within the district or vicinity where property is located.
- ii. Is necessary to allow a property right others in the vicinity enjoy.

2. Based on the application for Zoning Relief for single-family home at 1415 Elm Street per the plans submitted by Kenneth R. Bowerman Architect, Inc. dated 05.06.2022:

**A. APPROVE** – Section 1409-07, **Conditional Use** approval is required for ground-floor residential uses in the CC-A District. Conditional Use approval is required for both 1413 and 1415 Elm Street.

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- i. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to the property within the district or vicinity where property is located.
- ii. Is necessary to allow a property right others in the vicinity enjoy.

**II. CERTIFICATE OF APPROPRIATENESS**

1. Based on the application for Zoning Relief for single-family home at 1413 Elm Street per the plans by Kenneth R. Bowerman Architect, Inc. dated 05.06.2022.

**A. APPROVE** the application for a Certificate of Appropriateness for a single-family home at 1413 Elm Street per the plans submitted by Kenneth R. Bowerman Architect, Inc. dated 05.06.2022 with the following conditions:

- i. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

- ii. The architect shall submit samples of materials of the proposed masonry block and brick to the Urban Conservator for approval prior to issuing building permits.

**B. FINDING:** The Board makes this determination per Section 1435-09-2:

- i. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
- ii. The building while contemporary has taken its cues from the neighboring contributing buildings with a strong base, middle top, brick material, vertical emphasis, paired punched double hung windows, and a strong contextual rhythm.

- 2. Based on the application for Zoning Relief for single-family home at 1413 Elm Street per the plans submitted by Kenneth R. Bowerman Architect, Inc dated 05.06.2022.

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- i. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
- ii. The building while contemporary has taken its cues from the neighboring contributing buildings with a strong base, middle top, brick material, vertical emphasis, paired punched double hung windows, and a strong contextual rhythm.

# Historic Conservation Board

## Hearing Application

II Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Monday- Friday 7:30 am- 4 pm  
513-352-1559

Click any red field for additional information.

### Section 1. SUBJECT PROPERTY

ADDRESS 1413 ELM STREET COMMUNITY O.T.R.  
 PARCEL ID(S) 081-0002-0612-00 HILLSIDE DISTRICT:  Yes  No  
 BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) \_\_\_\_\_  
 HISTORIC DISTRICT: OVER THE RHINE  
 Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME BOWERMAN/MYERS ARCHITECTS CONTACT PERSON (if legal entity) DARREN MYERS  
 ADDRESS 8050 HOSBROOK RD. SUITE 106 CITY CINCINNATI STATE OH ZIP 45236  
 EMAIL darrenmyers@fuse.net RELATIONSHIP TO OWNER (if not owner) ARCHITECT/AGENT  
 TELEPHONE 513-791-6778 ext. 6

### Section 3. OWNER

NAME Yael + Judy Cosset CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 2060 EDENDEERY DR. CITY FORT MITCHELL STATE KY ZIP 41017  
 EMAIL yael.cosset@kroger.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-284-7090

### Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply  
 New Construction  Alteration  Demolition

BRIEF DESCRIPTION OF PROJECT (Do not write "see attached" or leave blank.)

4-STORY, SINGLE FAMILY RESIDENCE @ CORNER OF ELM STREET & ADRIAN ALLEY  
MASONRY EXTERIOR @ STREETS, 4TH FLOOR IS TUCKED INTO ROOFLINE. ACCESS FOR  
CARS IS FROM MAGNOLIA STREET & IS @ THE REAR OF THE PROPERTY.

### Section 5. NATURE OF ZONING RELIEF REQUESTED

Zoning relief is NOT being requested, or select all that apply:  
 Variance  Special Exception  Conditional Use  Use Variance  
 Expansion or Substitution of Non Conforming Use  Hillside Overlay District Permission  
 Urban Design Overlay District Permission  DD District Phased Development Approval

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED (Do not write "see attached" or leave blank.)

RESIDENTIAL ON GROUND FLOOR

### Section 6. SIGNATURE.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Print Name DARREN E. MYERS Signature Darren E. Myers Date 05 / 13 / 2022

## Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

<input checked="" type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, <u>AND</u> one (1) digital copy in PDF format of all the documents listed below.
<input checked="" type="checkbox"/>	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
<input checked="" type="checkbox"/>	Adjudication Letter <u>AND</u> worksheet issued by the Department of City Planning & Engagement – Urban Conservator’s Office. Provide all documents requested on the worksheet.
<input checked="" type="checkbox"/>	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in <u>Cincinnati Municipal Code 1433-15</u> . Please ensure your application meets these requirements.
<input checked="" type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input checked="" type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of <b>existing and proposed</b> project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input checked="" type="checkbox"/>	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <b>existing</b> conditions of all sides/directions of the structure/property.
<input checked="" type="checkbox"/>	<u>The Hamilton County Auditor’s record showing ownership of the property.</u> If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
<input checked="" type="checkbox"/>	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
<input checked="" type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input checked="" type="checkbox"/>	A non-refundable application fee - a check made payable to “City of Cincinnati.”

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors’ concerns or objections and can facilitate the approval of your application.

**ADJUDICATION/DENIAL LETTER**

Date: April 26, 2022

Location: 1413 Elm Street

Request: COA (infill)/ Zoning Relief

Zoning District: CC-A/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board, as it is within a local historic district.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well. The application can be found at this link: <https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.22%20Hyperlink.pdf>.

All deadlines for upcoming Historic Conservation Board hearings can be found <https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1409-07: Land Use Regulations. Conditional Use approval is required for residential uses on the ground floor.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Douglas Owen

Interim Urban Conservator

(p): 513-352-4848

(e): [douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@cincinnati-oh.gov)

### Checklist for Historic Conservation Board Hearing Application

*The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.*

- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$624.95

#### All Drawings and Plans must include the following

- ✓ A graphic scale required on all drawings
- ✓ North arrows on all site, context and floor plans
- ✓ Elevations labeled with North, South, East West, front, side and rear labels
- ✓ Street names labeled
- ✓ Date and/or revision dates

#### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing site plans
- Proposed site plans
  - All site plans must have*
  - ✓ *Parcel/boundary lines*
  - ✓ *Building footprints and dimensions labeled*
  - ✓ *Setback dimensions from all property lines labeled*
  - ✓ *Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;*
  - ✓ *All properties and their structures immediately adjacent to the site*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
- Proposed elevation drawings
  - All elevations (existing and proposed) must have*
  - ✓ *Total Height from grade to top of the building*
  - ✓ *Total height- ASL (Above Sea Level)*
  - ✓ *Materials labeled*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing floor plans and roof plans (with chimney locations)
- Proposed floor plans and roof plans (with chimney locations)
  - All floor(existing and proposed) plans must have*
  - ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
  - ✓ *Square feet of commercial spaces listed*
  - ✓ *Location of trash storage and Utilities*
  - ✓ *Location and placement of exterior utilities and vents*

- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include make, model and series for proposed materials
- Labeled photos of all sides of the building
- Labeled photos of 1 block streetscape context in all directions
- Site line drawings for any roof additions, roof decks, utilities.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions about this checklist contact Urban Conservator at 513-352-4848 or [urban.conservator@cincinnati-oh.gov](mailto:urban.conservator@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*

City of Cincinnati Historic Conservation Office – Over the Rhine Historic District  
Written Summary for 1413 Elm Street, Cincinnati, OH

In keeping with the guidelines, we have designed the residence at 1413 Elm Street to be taller & longer than it is wide. The front of building is being built up to the property line/sidewalk at Elm Street. There is a slight indentation at the entry to allow for the main door to be recessed & an iron/metal gate to be in line with the main façade. The south side of the building is being located 5'-0" from Adrian Alley to avoid closing in the narrow alley & to allow the home to have window openings on the south wall in accordance with building code.

The home is to be 4 stories with a basement. The basement being partially out of the ground to raise the first floor up, which is consistent with most other buildings in Over the Rhine. The fourth floor will be partially tucked under the side facing, low pitched gable roof to help minimize height. Along Elm Street, the building will appear as only 3 stories in height as there is an outdoor area with an overlook on the fourth floor. The proposed building will be one story higher than 1411 Elm, on the other side of the alley, and one story higher than the home we are proposing at 1415 Elm Street, immediately to the north.

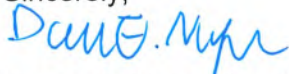
The facade is compatible with the existing buildings on the street. The building will be brick on the front & sides, with a rough faced block skirt/base on the front, and a vertical block element to break up the width of the front and further emphasize verticality at the entry. The individual windows on the front façade are taller than they are wide, helping to emphasize the verticality of the elevation as well. There are a variety of decorative window heads to provide window definition. There is a built-up cornice with decorative metal grates at the top of the front elevation which helps terminate the building. The building uses a front-to-back low slope roofs with a side facing gable over the primary 4-story portion of the building. This is consistent with many of the existing residences found in the OTR District.

All gates, railings & fences along the front & partially along the alley will be iron/metal. We are proposing a 6'-0" high wall between Adrian Alley and the driveway. There will not be access from Adrian Alley to the drive at 1413 Elm. The wall will consist of 4'-0" high brick and be topped with 2'-0" of iron/metal fence. The brick will match that chosen for the home. The iron/metal fence on top will match the 6'-0" high fence used elsewhere along the street & alley.

Exact paint colors have yet to be selected & we are open to working within a color palette provided by the Urban Conservator. Samples of the masonry & brick can also be submitted to the Urban Conservator for approval. This has been a process that we have previously been asked to follow for other similar residential projects we have done in the OTR.

As for requesting a conditional use to allow for residential on the first floor, though it is different than the actual zoning district, we find it to much more consistent with the immediate block & surrounding area. We are also aware that other projects have been granted this same conditional use & that there is even consideration be given to amending the zoning of this block to allow for more residential uses.

Sincerely,



Darren E. Myers (*Architect & Owner Agent*)

To the Historic Conservation Board:

We're ready to become a part of OTR and we wanted to share our excitement about our project with those who would become our neighbors! Over the past few weeks we have had the opportunity to reach out to several of them.

We've connected with Roger Howell CEO of City Gospel Mission and Eric Haberthier, owner of 1421 Elm Street and the former church building at 1419 Elm Street. We also spoke with Ean Siemer, owner of 1411 Elm Street, and several longtime residents as well. Through these conversations we've shared a bit about our family and our project and have received their input and feedback as we prepare to build a home for our family and an additional home next door. All the dialogues were very positive, and we are excited about the support from the neighborhood as we move forward with the design & construction process. We look forward to joining and contributing to the community by building a house that reflects the heritage and unique character of Over the Rhine.

Yael & Judy Cosset



# COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

< First << Prev Next >> Last > | RETURN TO

Parcel ID  
081-0002-0612-00

Address  
ELM ST

Index Order  
Parcel Number

Tax Year  
2022 Payable 2023

This parcel is newly created in a future tax year and its characteristics and values will not be available until then. The future year can be determined via public terminals in the Auditor's Office.

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> No images found.
<b>Appraisal Area</b> 01800 - OVER THE RHINE <a href="#">Sales</a>	<b>Auditor Land Use</b> 499 - OTHER COMM STRUCTURE	
<b>Owner Name and Address</b> COSSET Yael TR & JUDY TR 2060 EDENBERRY DR FT MITCHELL KY 41017 (call 946-4015 if incorrect)	<b>Tax Bill Mail Address</b> COSSET Yael TR & JUDY TR 2060 EDENBERRY DR FT MITCHELL KY 41017 (Questions? 946-4800 or <a href="mailto:treasurer.taxbills@hamilton-co.org">treasurer.taxbills@hamilton-co.org</a> )	
<b>Assessed Value</b> 0	<b>Effective Tax Rate</b> 0	<b>Total Tax</b>

**Property Description**  
WS ELM ST 0.161 AC S18 T4 FR1

#### Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	2/28/2022
Last Sale Amount	\$605,000
Conveyance Number	295485
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.161

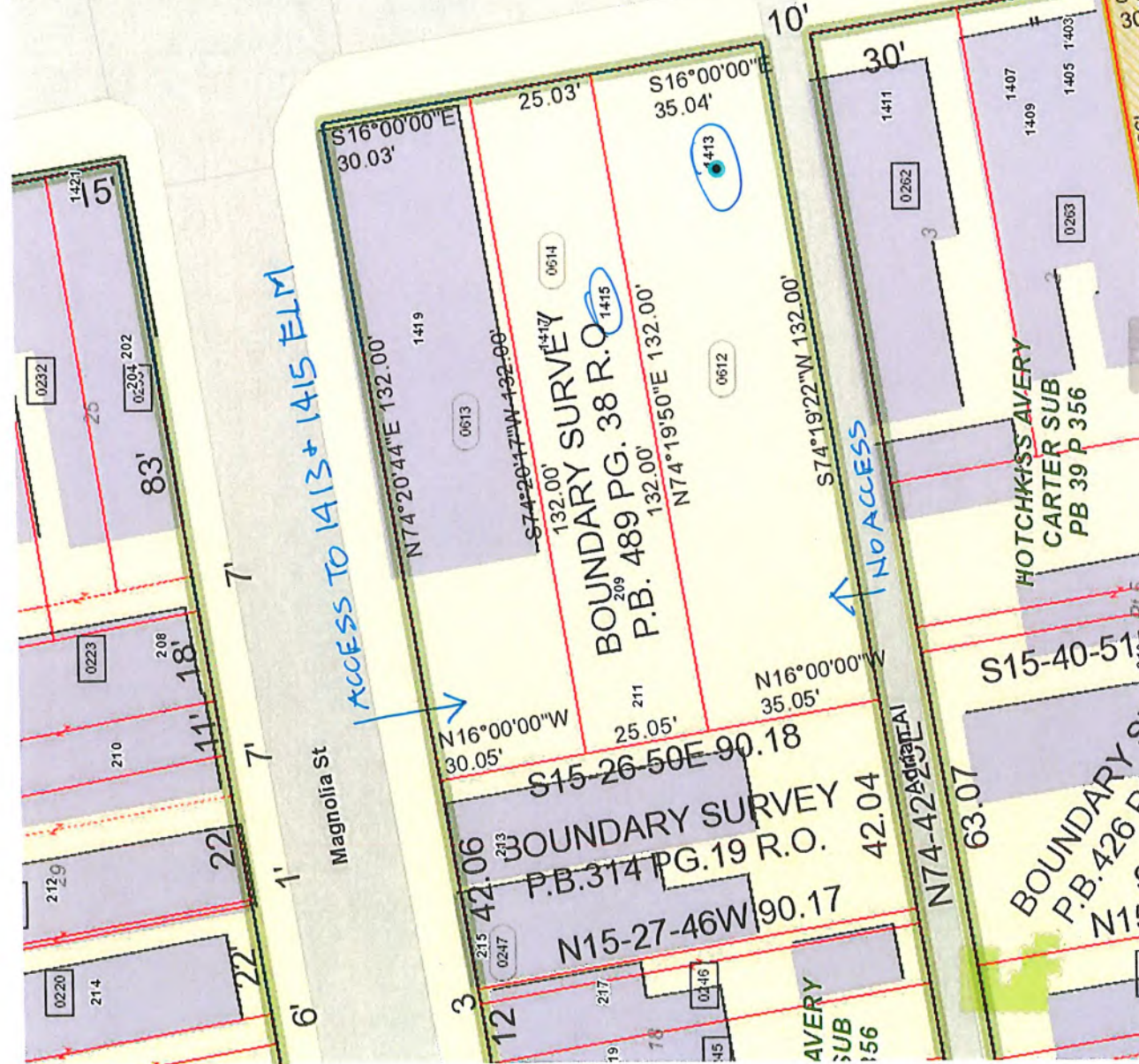
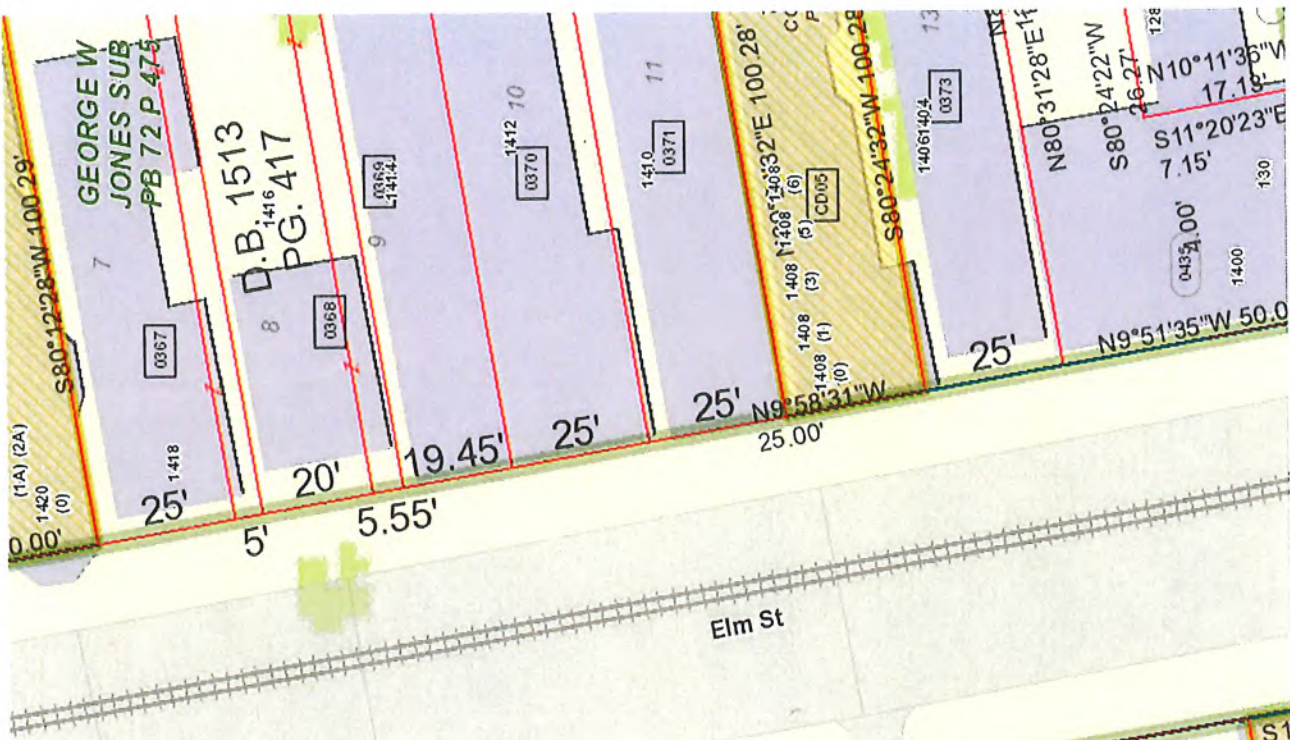
#### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	0
CAUV Value	0
Market Improvement Value	0
Market Total Value	0
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$0.00</b>
Tax as % of Total Value	0.000%

#### Notes

\*\*2022 1/25 CG-PER C/U FOR TY 2023 VOID PAR 81-2-611/NEW PARS 612 & 613-NEW BAL PAR 614

1413 ELM ST.



ACCESS TO 1413 + 1415 ELM

NO ACCESS

Magnolia St

Elm St

HOTCHKISS AVERY  
CARTER SUB  
PB 39 P 356

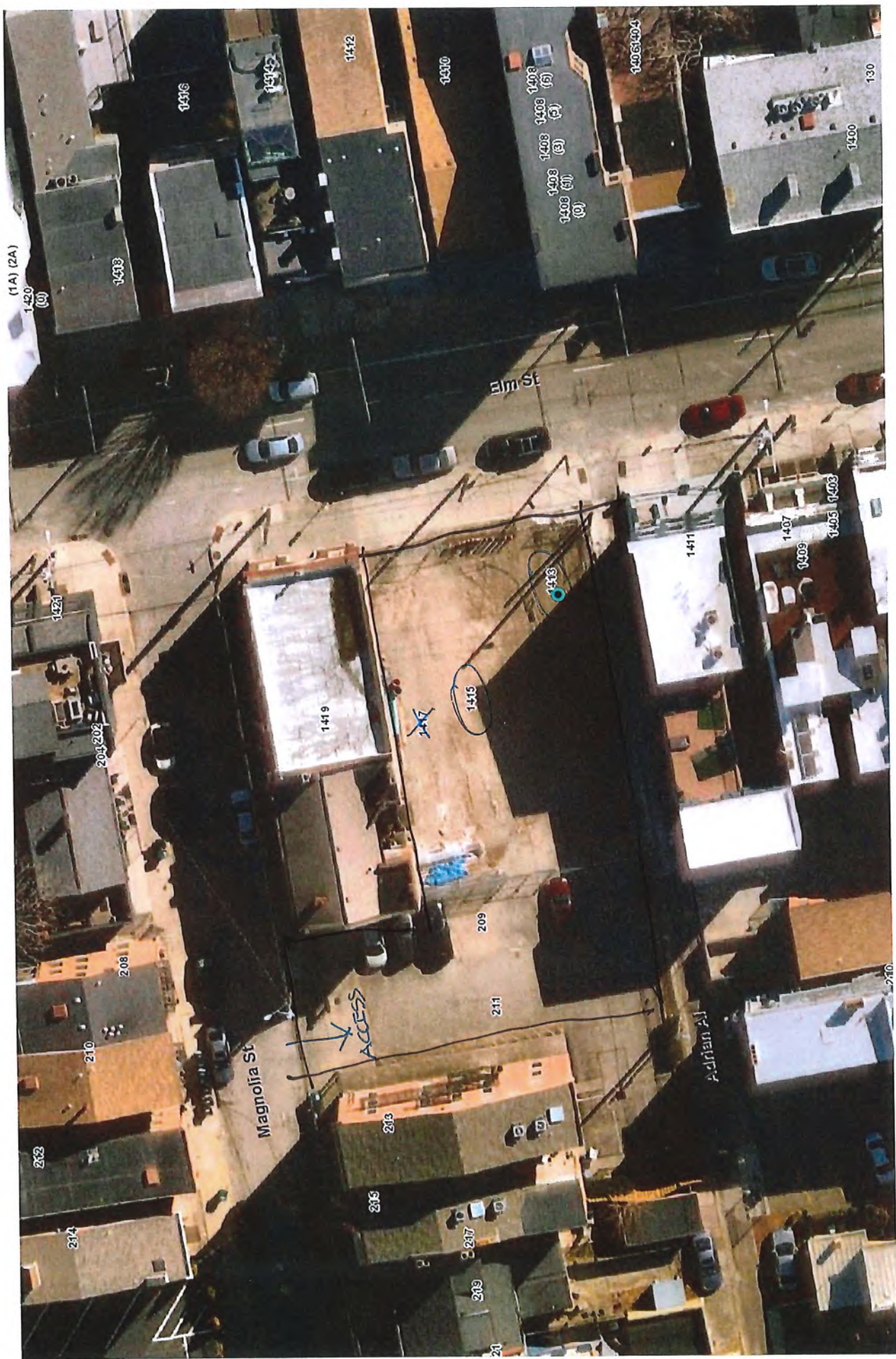
S15-26-50E-90.18

BOUNDARY SURVEY  
P.B. 314 PG. 19 R.O.

N15-27-46W-90.17

BOUNDARY SURVEY  
P.B. 426 PG. 9

AVERY  
SUB  
156



(1A) (2A)

1420 (U)

1413

1416

1412

1410

1408 (A)

1408 (B)

1408 (C)

1408 (D)

1408 (E)

1408 (F)

1408 (G)

1408 (H)

1408 (I)

1408 (J)

1408 (K)

1408 (L)

1408 (M)

1408 (N)

1408 (O)

Elm St

1421

201/202

1419

1415

1411

1407

1409

1405, 1403

208

210

Magnolia St

ACCESS

209

211

213

215

217

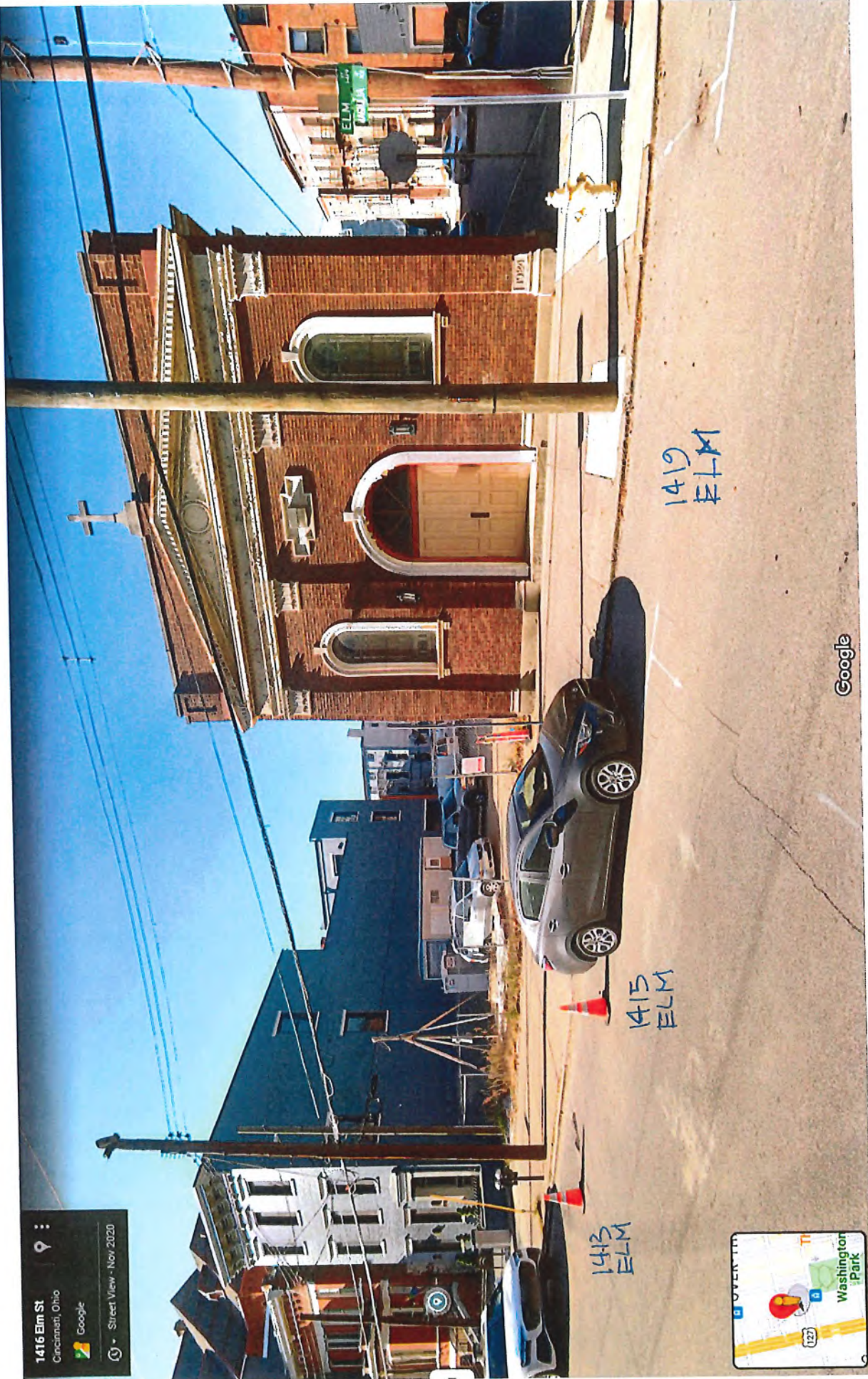
219

221

Adrian St

240

1416 Elm St  
Cincinnati, Ohio  
Google  
Street View - Nov 2020



1413  
ELM

1415  
ELM

1419  
ELM

Google



1411 Elm St  
Cincinnati, Ohio  
Google  
Street View - Nov 2020



Google



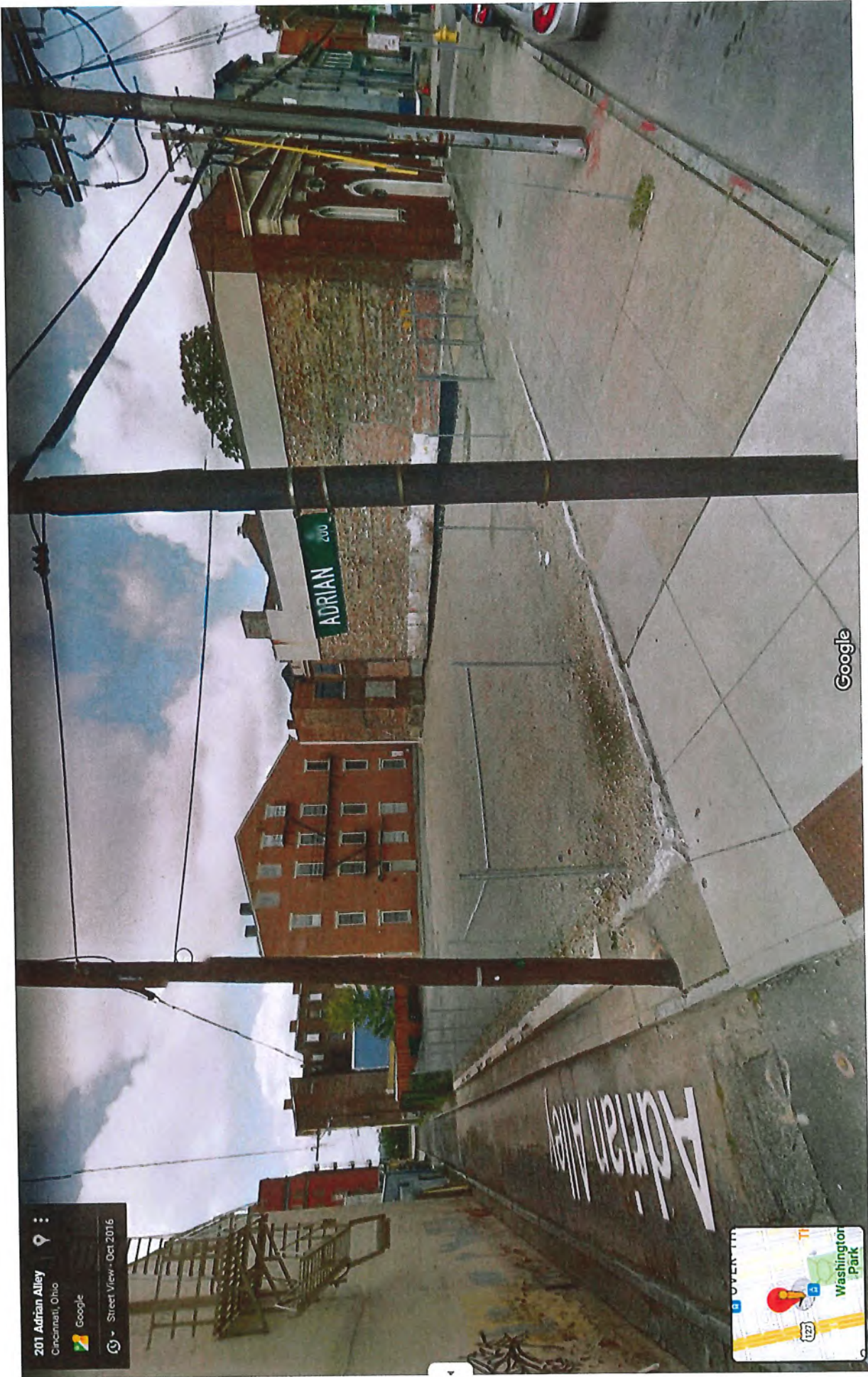
1411  
ELM

1413  
ELM

VIEW TOWARDS WEST

1415  
ELM

1419  
ELM



NORTHWEST VIEW OF CLEARED PROPERTY  
@ 1415 + 1415 ELM

1419 ELM



NORTHEAST VIEW OF 1413 + 1415 ELM

↓ 1419 ELM



Google

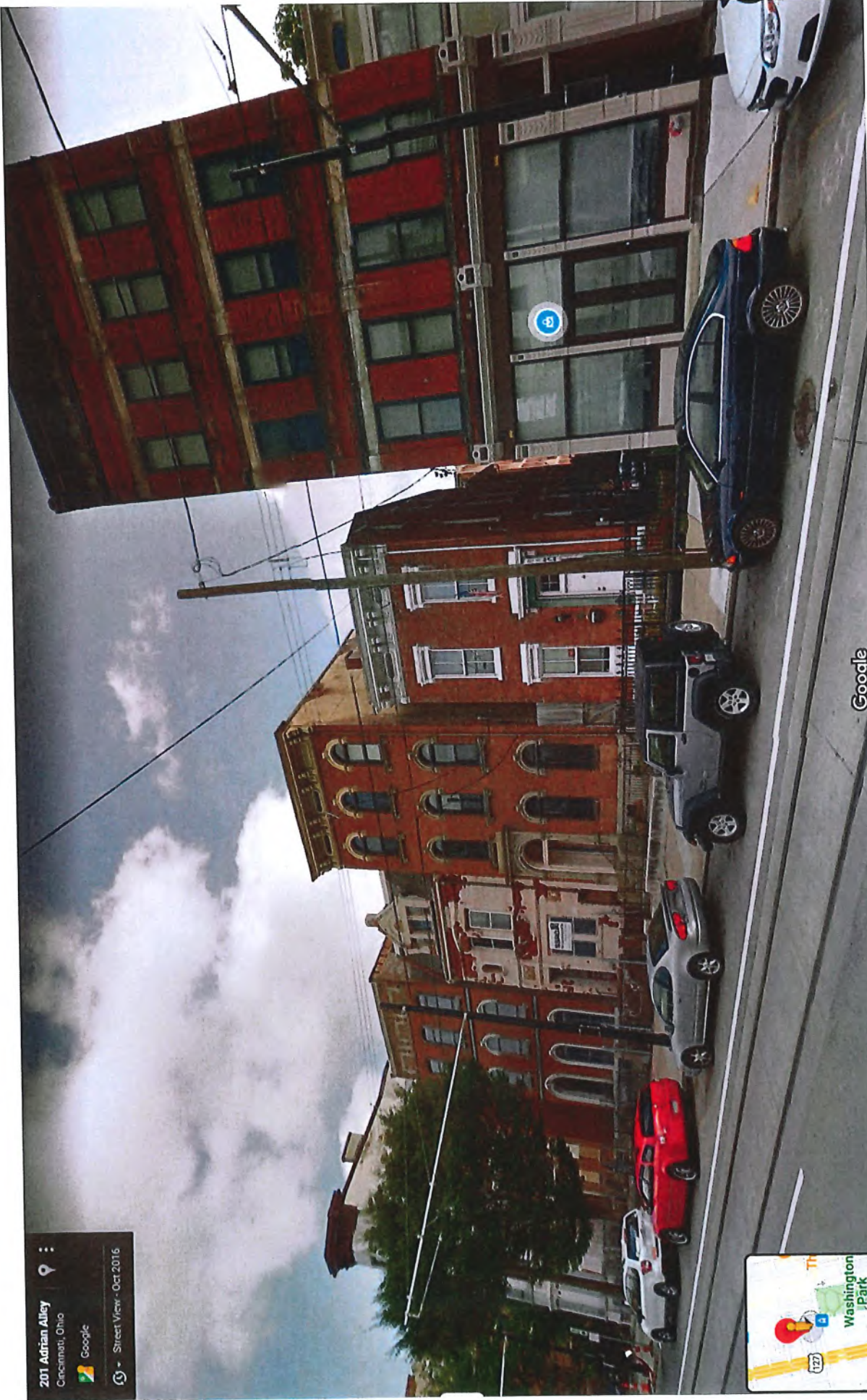
VIEW SOUTH FROM MAGNOLIA ST  
TO REAR OF 1413 + 1415 ELM ST.



NORTH, UP ELM  
VACANT 1413+1415 ELM TO  
WEST, SOUTH OF 1419 ELM



VIEW NORTH, UP ELM STREET

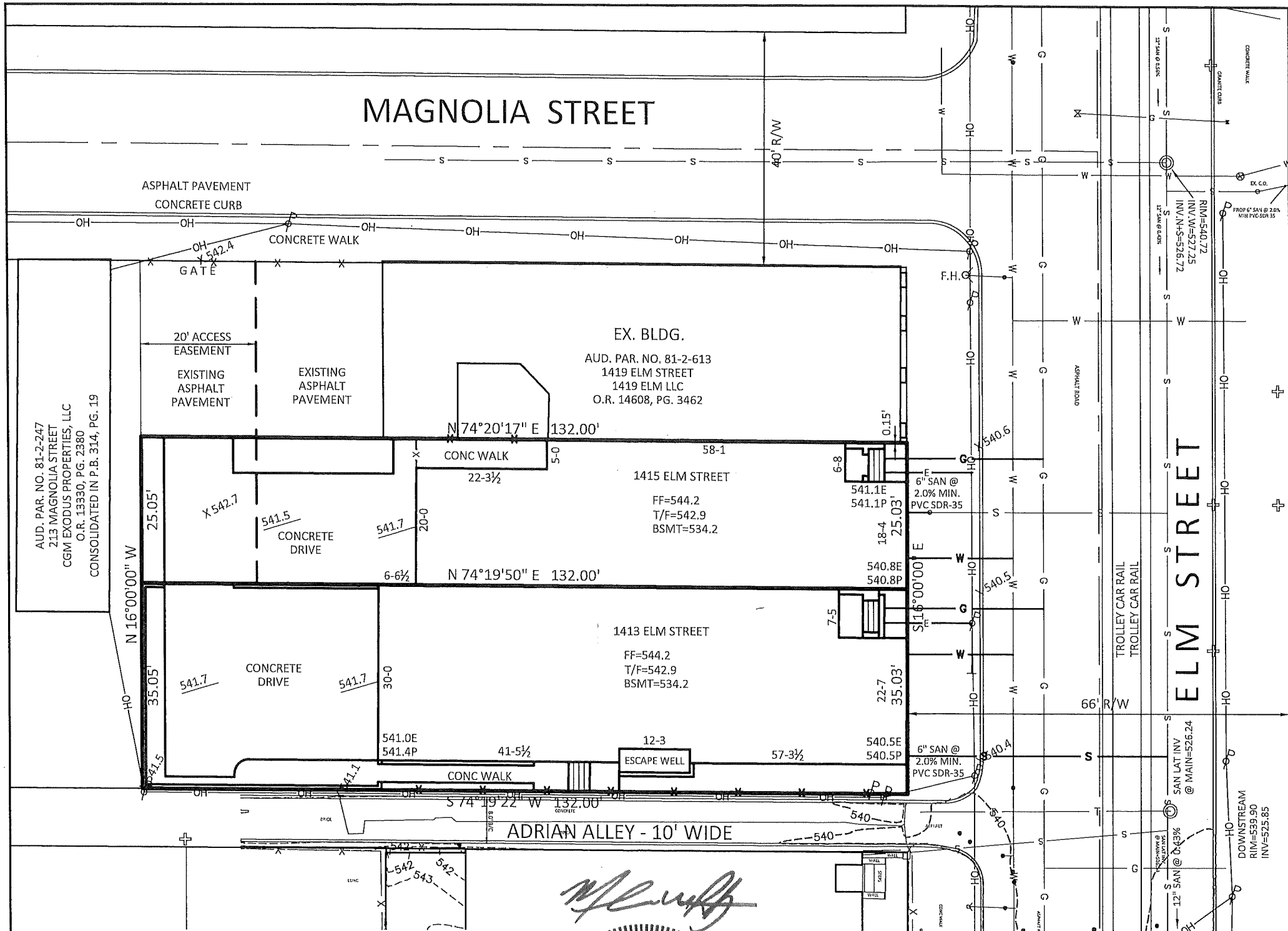


EAST SIDE OF ELM STREET 1400 BLOCK.  
(DIRECTLY ACROSS THE STREET FROM 1413 & 1415)

201 Adrian Alley  
Cincinnati, Ohio  
Google  
Street View - Oct 2016



N:\land projects\21000\21530\dwg\21530003-PER.dwg, Layout1, 5/13/2022 9:17:05 AM, mel, 1:1



**NOTES:**

BEARINGS BASED ON STATE PLANE COORDINATES (NAD83), OHIO SOUTH ZONE, CITY OF CINCINNATI MONUMENTS 2459 & 2460

OCCUPATION IN GENERAL FITS SURVEY UNLESS NOTED OTHERWISE.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

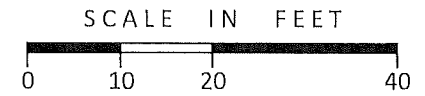
SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.

EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

SURVEYED PROPERTY SHOWN HEREON CONVEYED TO OTR HOLDINGS, INC., BY DEED RECORDED IN OFFICIAL RECORD 13446, PAGE 2838, HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

**1413 & 1415 ELM STREET**  
AUD. PAR. NO. 81-2-612 & -614  
ALL OF LOTS 22 & 23, PT. OF LOTS 20 & 21  
HOTCHKISS, AVERY & CARTER SUBDIVISION  
DEED BOOK 59, PAGE 601  
SECTION 18, TOWN 4, FRACTIONAL RANGE 1  
MIAMI PURCHASE, MILLCREEK TOWNSHIP  
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

**OHIO**  
Utilities Protection  
**SERVICE**  
Call Before You Dig  
1-800-362-2764  
CALL TWO WORKING DAYS BEFORE YOU DIG  
(NON MEMBERS MUST BE CALLED DIRECTLY)



Date	5/12/2022
Scale	1" = 20'
Drawn By	RLC
Proj. Mgr.	MWP
Survey Database	21530
DWG	21530003-PER
X-Ref(s)	12125053-BAS
Project Number	21530.00
File No.	21530
Sheet No.	1 / 1

**MSP**  
DESIGN  
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive  
Suite 190B  
Cincinnati OH 45241  
Phone 513.759.0004  
www.mspdesign.com

Drawing Index	
SHEET No.	DESCRIPTION
1A	FRONT (EAST) ELEVATION
1B	SIDE (NORTH) ELEVATION
1C	REAR (WEST) ELEVATION
1D	SIDE (SOUTH) ELEVATION
2	LOWER LEVEL PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	THIRD FLOOR PLAN
6	FOURTH FLOOR PLAN
7	SITE PLAN



1413  
ELM ST.

1415  
ELM ST.

1419  
ELM ST.

FRONT (EAST) ELEVATION  
1/8" = 1'-0"



REVISED

KENNETH R. BOWERMAN  
ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 791-6778 791-2322 (fax)

1413 & 1415 Elm Street  
Cincinnati, Ohio

John Hueber Homes

JOB NO. 032202  
DRAWN DEN/MB  
SCALE: as noted  
DATE 05/06/22

SHEET NO.

1A



1415  
ELM ST.

RIGHT (NORTH) ELEVATION  
1/8" = 1'-0"



REVISIONS

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KENNETH R. BOWERMAN  
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8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
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1413 & 1415 Elm Street  
Cincinnati, Ohio

John Hueber Homes

JOB NO.: 032202  
DRAWN: DEM/MB  
SCALE: as noted  
DATE: 05/06/22

SHEET NO.  
1B



ASPHALT SHINGLES

4:12

GREENHOUSE W/  
SLOPED ROOF

4:12

ASPHALT SHINGLES

CEMENT FIBER BOARD  
HORIZONTAL SIDING

ANDERSON 400 SERIES  
DOUBLE HUNG WINDOWS,  
OR EQUAL

ASPHALT SHINGLES

4:12

6'-0" HIGH  
PRIVACY WALL

CEMENT FIBER BOARD  
HORIZONTAL SIDING

WROUGHT IRON RAILING

8'-0" HIGH  
PRIVACY WALL

JULIET BALCONY

BRICK

BRICK

12"H. WROUGHT IRON  
GATE

12"H. WROUGHT  
IRON GATE

MASONRY WALL  
W/ RAIL ABOVE

MASONRY WALL  
W/ RAIL ABOVE

1415  
ELM ST.

1413  
ELM ST.

REAR (WEST) ELEVATION  
1/8" = 1'-0"

1  
1C

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ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
PHONE: 791-6778 FAX: 791-2322

1413 & 1415 Elm Street  
Cincinnati, Ohio

John Hueber Homes

JOB NO.: 092202  
DRAWN: DEM/MB  
SCALE: as noted  
DATE: 05/06/22

SHEET NO.

1C



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CINCINNATI, OHIO 45226  
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1413 & 1415 Elm Street  
Cincinnati, Ohio

John Hueber Homes

JOB NO.	092202
DRAWN	DEM/MB
SCALE	as noted
DATE	05/06/22

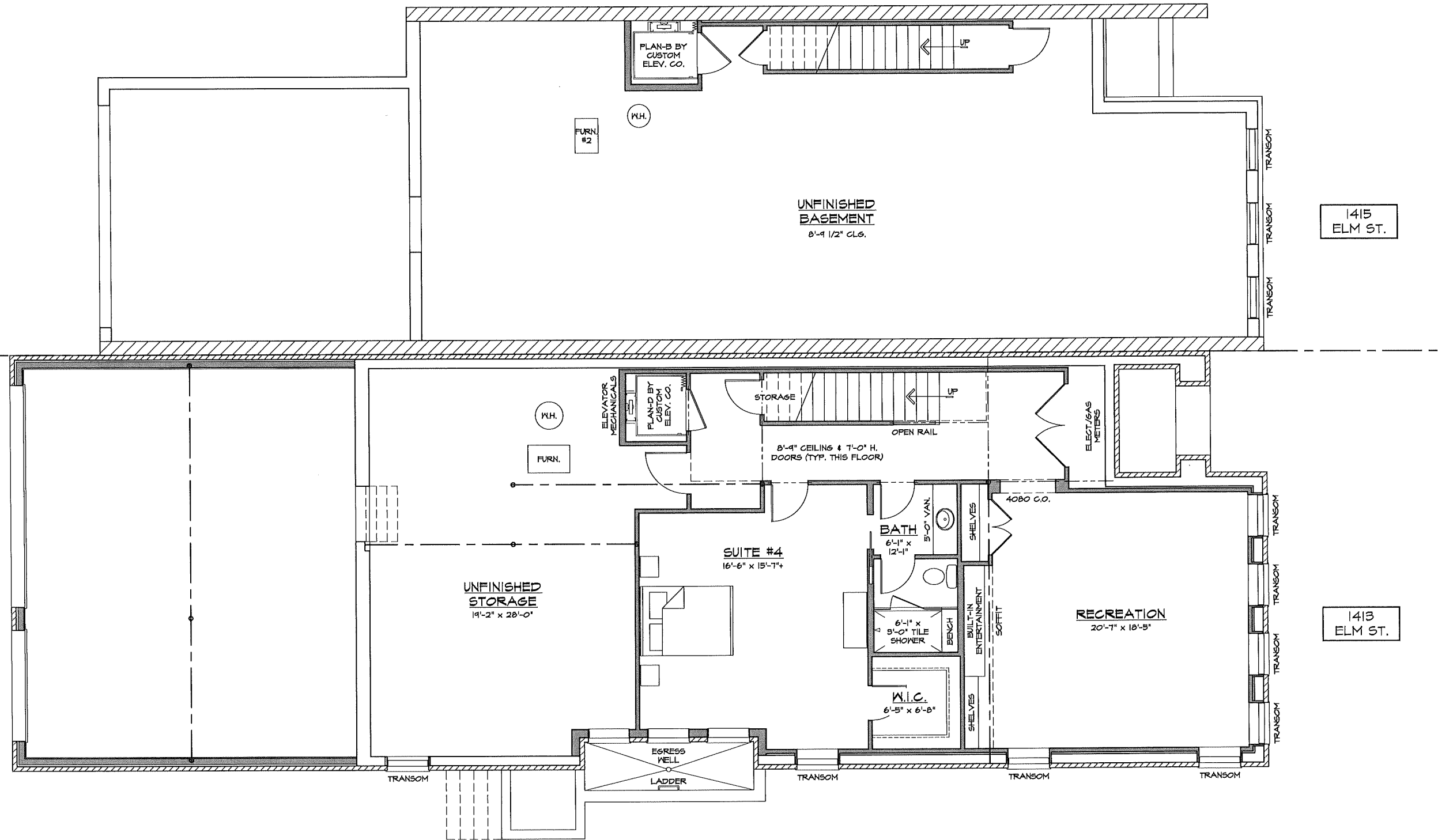
SHEET NO.

1D

LEFT (SOUTH) ELEVATION  
1/8"=1'-0"

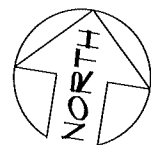
1  
ID

1413  
ELM ST.



LOWER LEVEL PLAN  
1/8" = 1'-0"

1  
2



1413 ELM: 1,029 FINISHED SQ. FEET (W/OUT STAIRS & ELEVATOR)  
571 UNFINISHED SQ. FEET  
1415 ELM: 1,200 UNFINISHED SQ. FEET

JOB NO.: 092202  
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SCALE: as noted  
DATE: 05/06/22

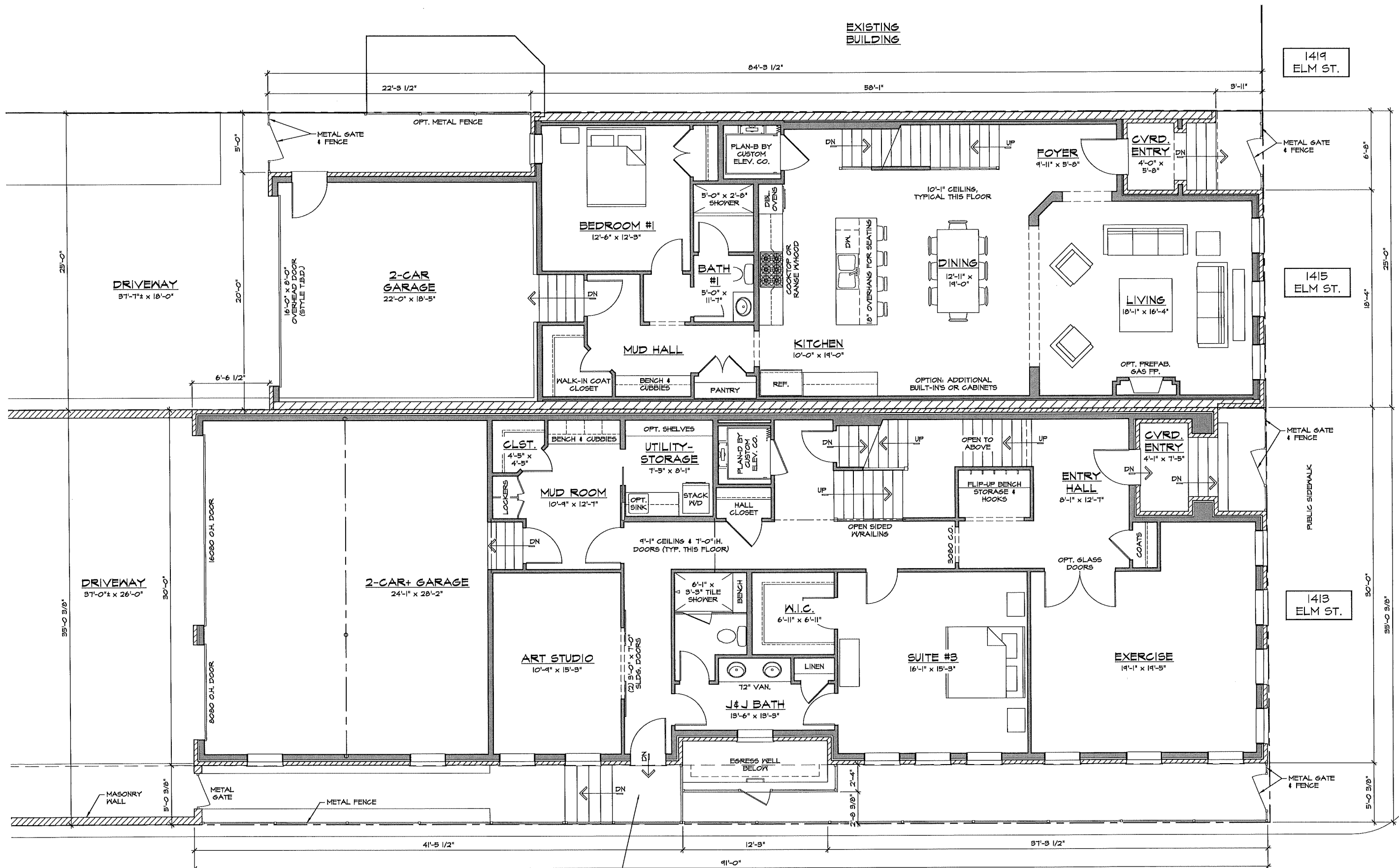
SHEET NO.  
**2**

**1413 & 1415 Elm Street**  
Cincinnati, Ohio  
**John Hueber Homes**

KENNETH R. BOWERMAN  
ARCHITECT, INC.  
8050 HOSEBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45296  
(513) 751-6778 (fax)

REVISED

1413 ELM ST.



FRIEND'S ENTRY

**FIRST FLOOR PLAN**  
1/8"=1'-0"

1  
3



1413 ELM: 1,862 SQ. FEET (W/STAIRS & ELEVATOR)  
 1415 ELM: 1,464 SQ. FEET. (W/STAIRS & ELEVATOR)  
 1413 ELM: 6,786 SQ. FEET (TOTAL FINISHED)  
 1415 ELM: 3,789 SQ. FEET (TOTAL FINISHED)

1419 ELM ST.

1415 ELM ST.

1413 ELM ST.

**1413 & 1415 Elm Street**  
Cincinnati, Ohio

**John Hueber Homes**

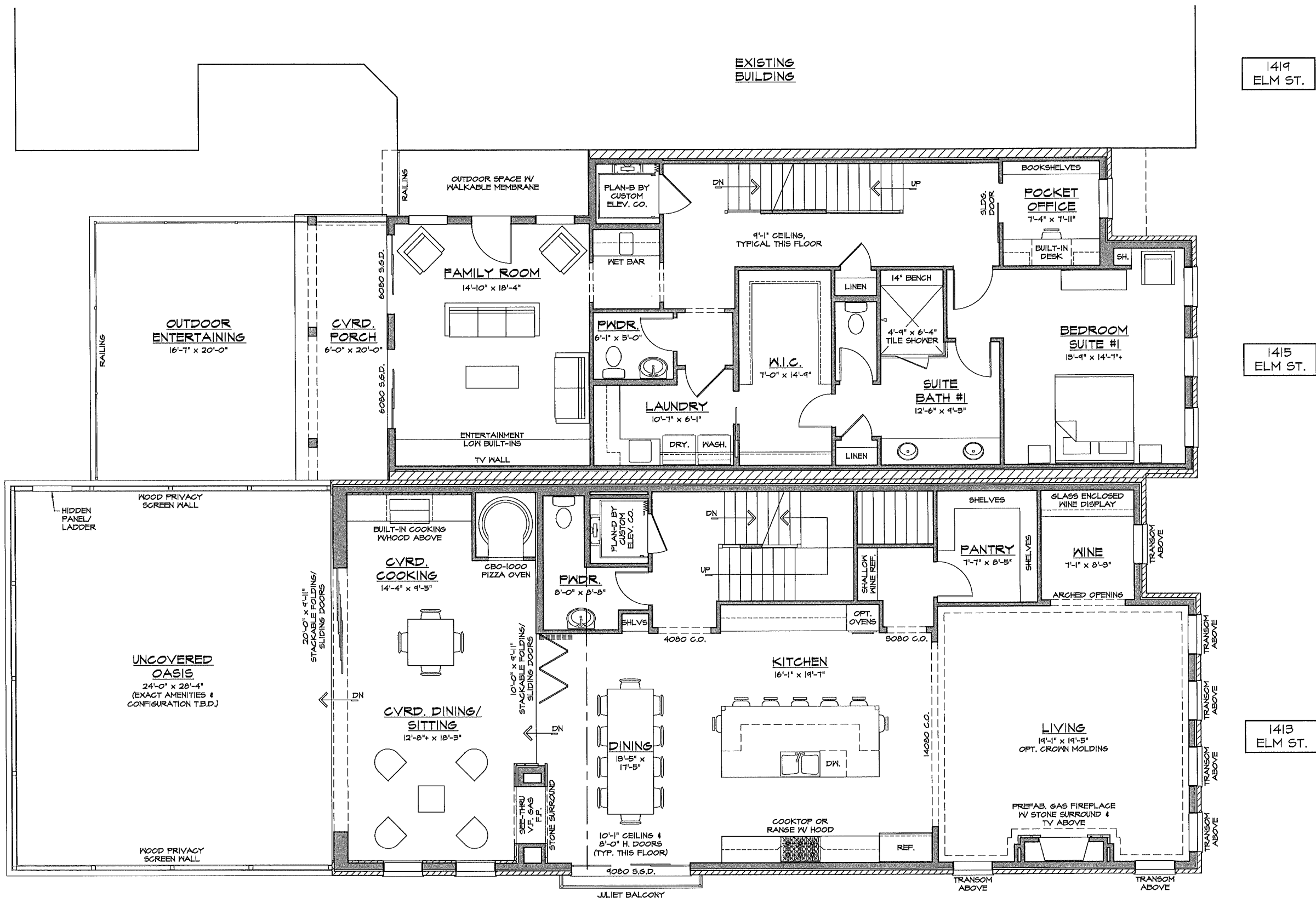
JOB NO. 092202  
 DRAWN DEM/MB  
 SCALE: as noted  
 DATE: 05/06/22

SHEET NO.  
**3**

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8050 HOSBROOK ROAD, SUITE 106  
 CINCINNATI, OHIO 45236  
 (513) 791-6778 791-2322 (fax)

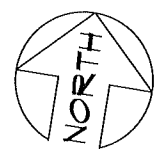


1419  
ELM ST.

1415  
ELM ST.

1413  
ELM ST.

**SECOND FLOOR PLAN**  
1/8"=1'-0"



1413 ELM: 1,482 SQ. FEET (W/STAIRS & ELEVATOR)  
1415 ELM: 1,417 SQ. FEET (W/STAIRS & ELEVATOR)

REVISIONS

REVISED

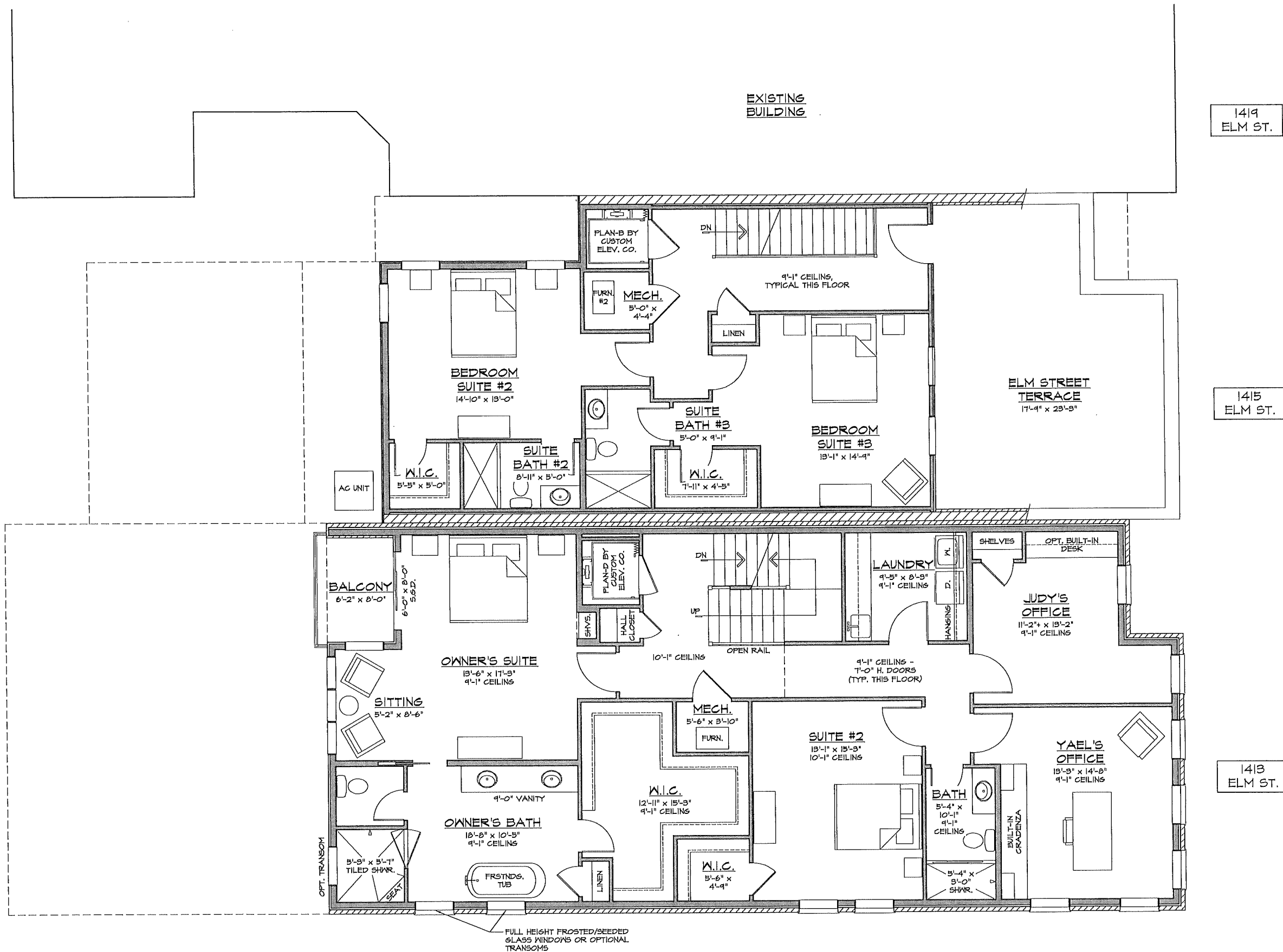
KENNETH R. BOWERMAN  
ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45296  
(513) 791-6778 791-2322 (fax)

**1413 & 1415 Elm Street**  
Cincinnati, Ohio  
**John Hueber Homes**

JOB NO.: 032202  
DRAWN: DEM/MB  
SCALE: as noted  
DATE: 05/06/22

SHEET NO.  
**4**



REVISIONS

REVISIONS

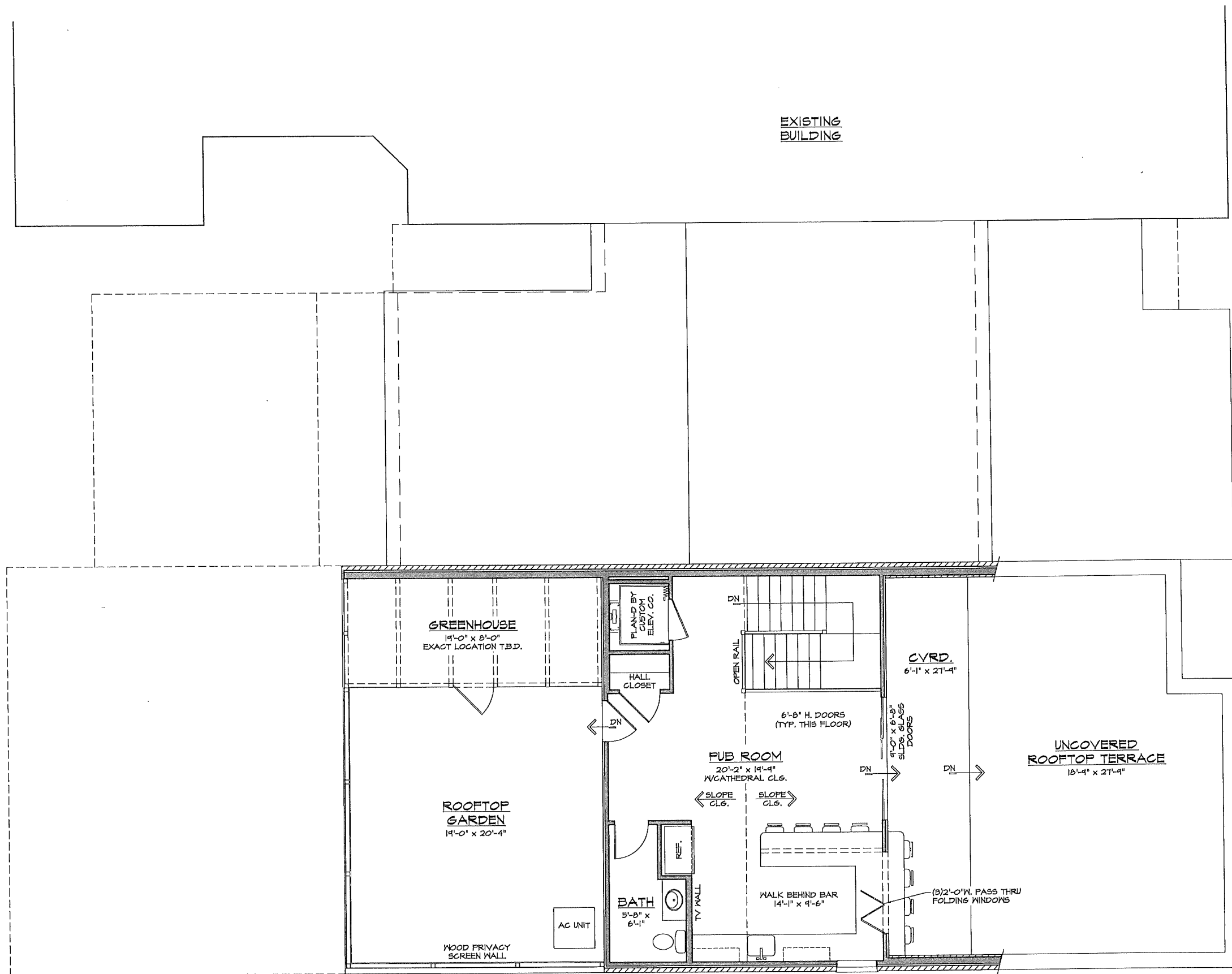
KENNETH R. BOWERMAN  
ARCHITECT, INC.  
8050 HOSBROOK ROAD, SUITE 105  
CINCINNATI, OHIO 45236  
(513) 791-6778 791-2322 (fax)

**1413 & 1415 Elm Street**  
Cincinnati, Ohio

**John Hueber Homes**

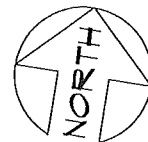
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SCALE: as noted  
DATE: 05/06/12

SHEET NO.  
**5**



**FOURTH FLOOR PLAN**  
1/8"=1'-0"

1  
6

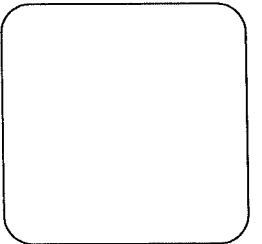


1413 ELM: 511 SQ. FEET (W/OUT STAIRS & ELEVATOR)  
1415 ELM: 0 SQ. FEET

1419  
ELM ST.

1415  
ELM ST.

1413  
ELM ST.



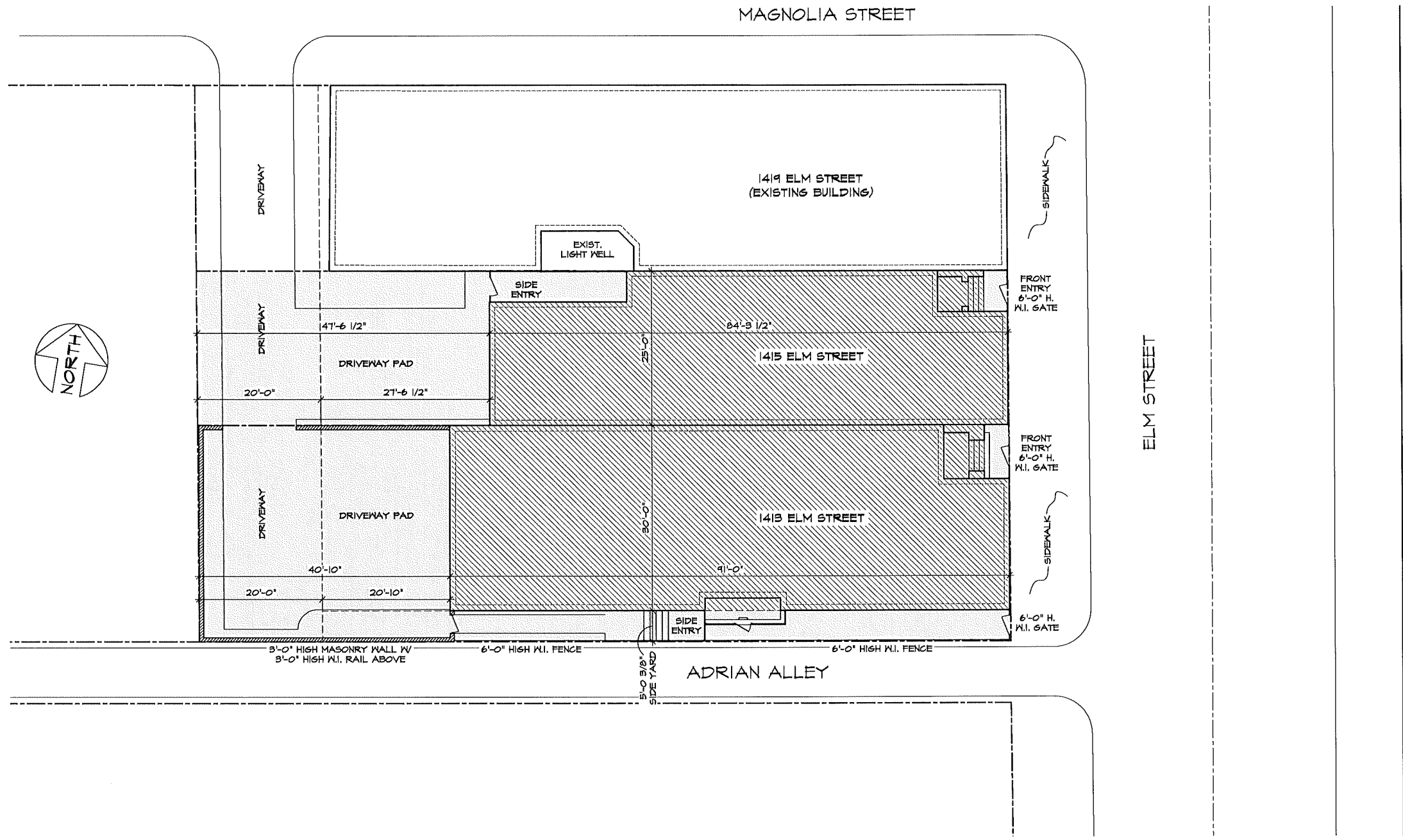
REVISED

KENNETH R. BOWERMAN  
ARCHITECT, INC.  
8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45296  
(513) 791-6778 791-2322 (fax)

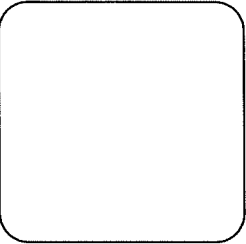
**1413 & 1415 Elm Street**  
Cincinnati, Ohio  
**John Hueber Homes**

JOB NO.:  
052202  
DRAWN:  
DEM/MB  
SCALE:  
as noted  
DATE:  
05/06/22

SHEET NO.  
6



**SITE PLAN**  
1" = 20'-0"



REVISED

KENNETH R. BOWERMAN  
ARCHITECT, INC.  
8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45226  
(513) 791-6775 791-2622 (fax)

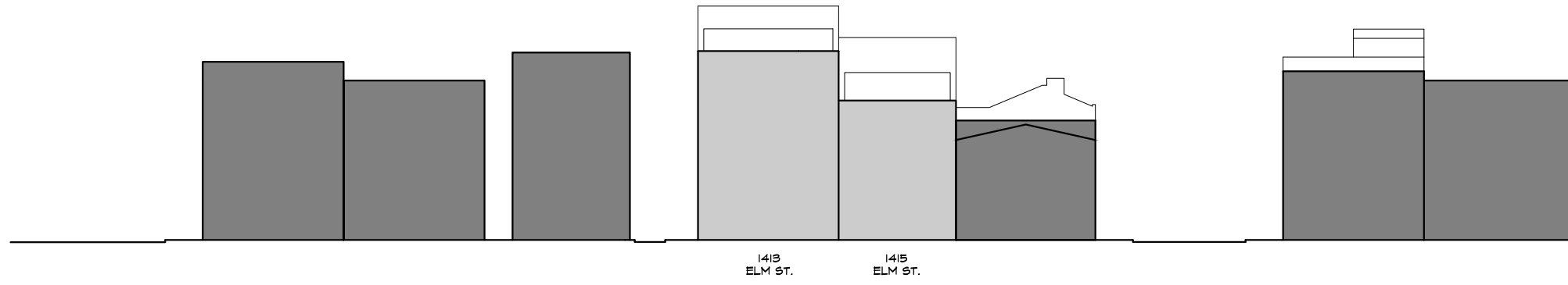
**1413 & 1415 Elm Street**  
Cincinnati, Ohio

**John Hueber Homes**

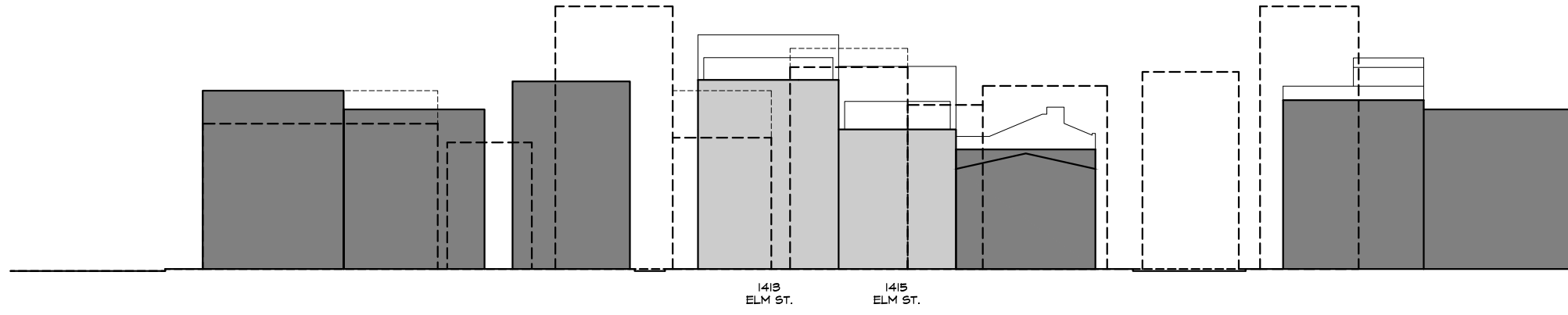
JOB NO. 052202	DRAWN DEM/MB	SCALE as noted	DATE 05/06/22
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SHEET NO.

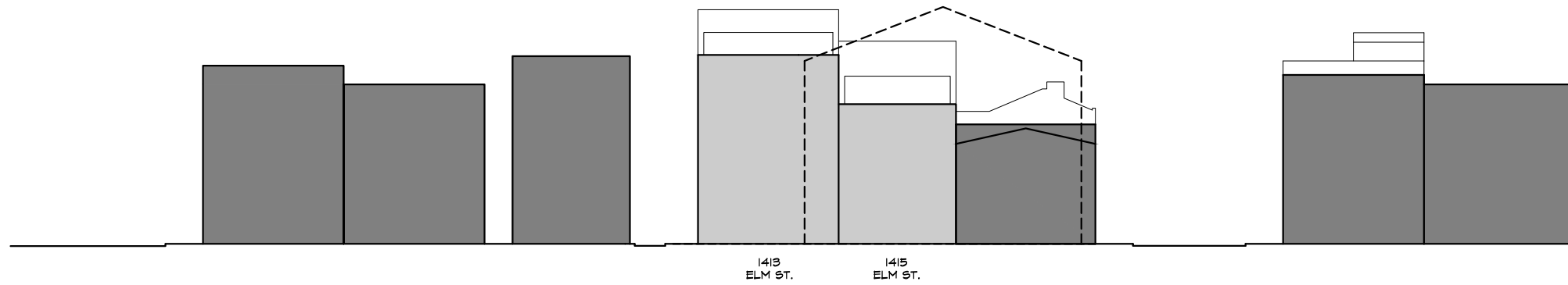
**7**



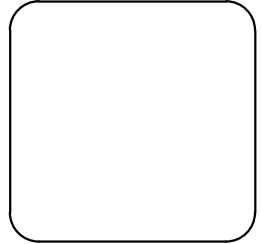
WEST SIDE OF ELM STREET  
1/32"=1'-0" (1 IE)



WEST SIDE OF ELM STREET W/ EAST SIDE OVERLAY  
1/32"=1'-0" (2 IE)



WEST SIDE OF ELM STREET W/ 213 MAGNOLIA ST. OVERLAY  
1/32"=1'-0" (3 IE)



REVISED

KENNETH R. BOWERMAN  
ARCHITECT, INC.  
8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 791-6778 791-2322 (fax)

**1413 & 1415 Elm Street**  
Cincinnati, Ohio  
**John Hueber Homes**

JOB NO. 092202	DRAWN DEM/MB	SCALE as noted	DATE 06/13/22
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SHEET NO.  
**1E**



Google Earth

Image Landsat / Copernicus



Google Earth

Image Landsat / Copernicus





Google Earth

Image Landsat / Copernicus



Google Earth

Image Landsat / Copernicus

# Historic Conservation Board

## Hearing Application

11 Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Monday- Friday 7:30 am- 4 pm  
513-352-1559

Click any red field for additional information.

### Section 1. SUBJECT PROPERTY

ADDRESS 1415 ELM STREET COMMUNITY O.T.R.  
 PARCEL ID(S) 081-0002-0612-00 HILLSIDE DISTRICT:  Yes  No  
 BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) \_\_\_\_\_  
 HISTORIC DISTRICT: OVER THE RHINE  
 Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME BOWERMAN/MYERS ARCHITECTS CONTACT PERSON (if legal entity) DARREN MYERS  
 ADDRESS 8050 HOSBROOK RD. SUITE 106 CITY CINCINNATI STATE OH ZIP 45236  
 EMAIL darranmyers@fuse.net RELATIONSHIP TO OWNER (if not owner) ARCHITECT/AGENT  
 TELEPHONE 513-791-6778 ext. 6

### Section 3. OWNER

NAME Yael + Judy Cosset CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 2060 EDENDERRY DR. CITY FOET MITCHELL STATE KY ZIP 41017  
 EMAIL yael.cosset@kroyer.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-284-7090

### Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

- A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply
- New Construction       Alteration       Demolition

#### BRIEF DESCRIPTION OF PROJECT (Do not write "see attached" or leave blank.)

3-STORY, SINGLE FAMILY RESIDENCE ON ELM STREET. CAR ACCESS IS FROM MAGNOLIA STREET & IS @ THE REAR OF THE PROPERTY. MASONRY EXTERIOR @ FRONT ALONG ELM STREET. 3RD FLOOR IS TUCKED INTO ROOFLINE.

### Section 5. NATURE OF ZONING RELIEF REQUESTED

- Zoning relief is NOT being requested, or select all that apply:
- Variance       Special Exception       Conditional Use       Use Variance  
 Expansion or Substitution of Non Conforming Use       Hillside Overlay District Permission  
 Urban Design Overlay District Permission       DD District Phased Development Approval

#### BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED (Do not write "see attached" or leave blank.)

RESIDENTIAL ON GROUND FLOOR

### Section 6. SIGNATURE.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Print Name DARREN E. MYERS Signature Darren E. Myers Date 05 / 13 / 2022

## Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, <u>AND</u> one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
<input type="checkbox"/>	Adjudication Letter <u>AND</u> worksheet issued by the Department of City Planning & Engagement – Urban Conservator’s Office. Provide all documents requested on the worksheet.
<input type="checkbox"/>	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in <u>Cincinnati Municipal Code 1433-15</u> Please ensure your application meets these requirements.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of <u>existing and proposed</u> project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the <u>existing and proposed</u> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <u>existing</u> conditions of all sides/directions of the structure/property.
<input type="checkbox"/>	<u>The Hamilton County Auditor’s record showing ownership of the property.</u> If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
<input type="checkbox"/>	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to “City of Cincinnati.”

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors’ concerns or objections and can facilitate the approval of your application.

**ADJUDICATION/DENIAL LETTER**

Date: April 26, 2022

Location: 1415 Elm Street

Request: COA (infill)/ Zoning Relief

Zoning District: CC-A/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board, as it is within a local historic district.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well. The application can be found at this link: <https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf>.

All deadlines for upcoming Historic Conservation Board hearings can be found <https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1409-07: Land Use Regulations. Conditional Use approval is required for residential uses on the ground floor.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Douglas Owen  
Interim Urban Conservator  
(p): 513-352-4848  
(e): [douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@cincinnati-oh.gov)

### Checklist for Historic Conservation Board Hearing Application

*The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.*

- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$624.95

#### All Drawings and Plans must include the following

- ✓ A graphic scale required on all drawings
- ✓ North arrows on all site, context and floor plans
- ✓ Elevations labeled with North, South, East West, front, side and rear labels
- ✓ Street names labeled
- ✓ Date and/or revision dates

#### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing site plans
- Proposed site plans
  - All site plans must have*
  - ✓ *Parcel/boundary lines*
  - ✓ *Building footprints and dimensions labeled*
  - ✓ *Setback dimensions from all property lines labeled*
  - ✓ *Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;*
  - ✓ *All properties and their structures immediately adjacent to the site*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
- Proposed elevation drawings
  - All elevations (existing and proposed) must have*
  - ✓ *Total Height from grade to top of the building*
  - ✓ *Total height- ASL (Above Sea Level)*
  - ✓ *Materials labeled*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing floor plans and roof plans (with chimney locations)
- Proposed floor plans and roof plans (with chimney locations)
  - All floor(existing and proposed) plans must have*
  - ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
  - ✓ *Square feet of commercial spaces listed*
  - ✓ *Location of trash storage and Utilities*
  - ✓ *Location and placement of exterior utilities and vents*

- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include make, model and series for proposed materials
- Labeled photos of all sides of the building
- Labeled photos of 1 block streetscape context in all directions
- Site line drawings for any roof additions, roof decks, utilities.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions about this checklist contact Urban Conservator at 513-352-4848 or [urban.conservator@cincinnati-oh.gov](mailto:urban.conservator@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*

City of Cincinnati Historic Conservation Office – Over the Rhine Historic District  
Written Summary for 1415 Elm Street, Cincinnati, OH

The new home at 1415 Elm Street is being built up to the property line/sidewalk at Elm Street. There is a slight indentation at the entry to allow for the main door to be recessed & an iron/metal gate to be in line with the main façade.

The home is to be 3 stories with a basement. The basement being partially out of the ground to raise the first floor up, which is consistent with most other buildings in Over the Rhine. The third floor will be partially tucked under the low-pitched gable roof to help minimize height. Along Elm Street, the building will appear as only 2 stories in height as there is an outdoor area with an overlook on the fourth floor. The proposed building will be one story lower than the home we are proposing 1413 Elm, and one story higher than the existing church at 1419 Elm Street, immediately to the north.

The facade is compatible with the existing buildings on the street. The building will be brick on the front with a stone skirt/base. The individual windows on the front façade are taller than they are wide, and they are arranged in columns to help emphasize the verticality of the elevation. There are limestone heads and sills to provide window definition. There is a built-up cornice with decorative metal grates at the top of the front elevation which helps terminate the building. The building uses a front-to-back low slope roof over the primary 3-story portion of the building. This is consistent with many of the existing residences found in the OTR District. All gates, railings & fences will be iron/metal.

The garage is located at the rear of the building and access will be from Magnolia Street via a driveway easement.

Exact paint colors have yet to be selected & we are open to working within a color palette provided by the Urban Conservator. Samples of the masonry & brick can also be submitted to the Urban Conservator for approval. This has been a process that we have previously been asked to follow for other similar residential projects we have done in the OTR.

As for requesting a conditional use to allow for residential on the first floor, though it is different than the actual zoning district, we find it to much more consistent with the immediate block & surrounding area. We are also aware that other projects have been granted this same conditional use & that there is even consideration be given to amending the zoning of this block to allow for more residential uses.

Sincerely,



Darren E. Myers (Architect & Owner Agent)

To the Historic Conservation Board:

We're ready to become a part of OTR and we wanted to share our excitement about our project with those who would become our neighbors! Over the past few weeks we have had the opportunity to reach out to several of them.

We've connected with Roger Howell CEO of City Gospel Mission and Eric Haberthier, owner of 1421 Elm Street and the former church building at 1419 Elm Street. We also spoke with Ean Siemer, owner of 1411 Elm Street, and several longtime residents as well. Through these conversations we've shared a bit about our family and our project and have received their input and feedback as we prepare to build a home for our family and an additional home next door. All the dialogs were very positive, and we are excited about the support from the neighborhood as we move forward with the design & construction process. We look forward to joining and contributing to the community by building a house that reflects the heritage and unique character of Over the Rhine.

Yael & Judy Cosset



# COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

| < First << Prev Next >> Last > | RETURN TO :

Parcel ID: 081-0002-0614-00      Address: ELM ST      Index Order: Parcel Number      Tax Year: 2022 Payable 2023

**This parcel is newly created in a future tax year and its characteristics and values will not be available until then. The future year can be determined via public terminals in the Auditor's Office.**

Property Information		
<b>Tax District</b>	001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> No images found.
<b>School District</b>	CINCINNATI CSD	
<b>Appraisal Area</b>	<b>Auditor Land Use</b>	
01800 - OVER THE RHINE <a href="#">Sales</a>	499 - OTHER COMM STRUCTURE	
<b>Owner Name and Address</b>	<b>Tax Bill Mail Address</b>	
COSSET YAEL TR & JUDY TR 2060 EDENBERRY DR FT MITCHELL KY 41017 (call 946-4015 if incorrect)	COSSET YAEL TR & JUDY TR 2060 EDENBERRY DR FT MITCHELL KY 41017 (Questions? 946-4800 or <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>
0	0	
<b>Property Description</b> WS ELM ST 0.0759 AC S18 T4 FR1		

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	2/28/2022
Last Sale Amount	\$605,000
Conveyance Number	295485
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.076

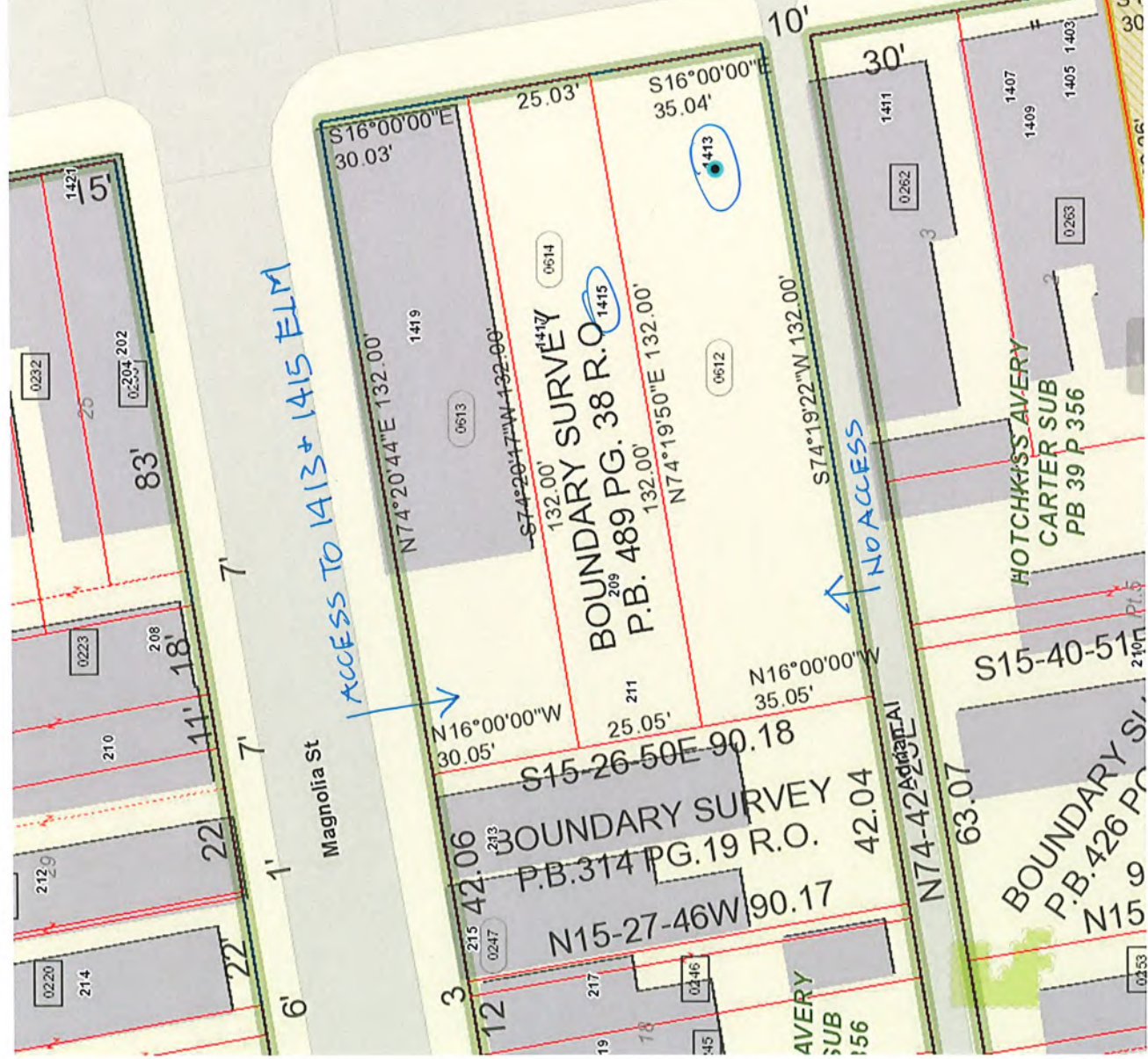
Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	0
CAUV Value	0
Market Improvement Value	0
Market Total Value	0
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$0.00
Tax as % of Total Value	0.000%

**Notes**  
\*\*2022 1/25 CG-PER C/U FOR TY 2023 VOID PAR 81-2-611/NEW PARS 612 & 613-NEW BAL PAR 614

1415 ELM ST.



Elm St



ACCESS TO 1413 + 1415 ELM

NO ACCESS

Magnolia St

AVERY SUB 156



(1A) (2A)

1420  
(0)

1413

1416

1414

1412

1410

1408 (0)  
1408 (1)  
1408 (2)  
1408 (3)  
1408 (4)  
1408 (5)

1406, 1404

1400

130

Elm St

1321

201, 202

208

210

212

214

Magnolia St

213

215

217

219

21

209

211

1418

1415

1417

1419

1411

1407

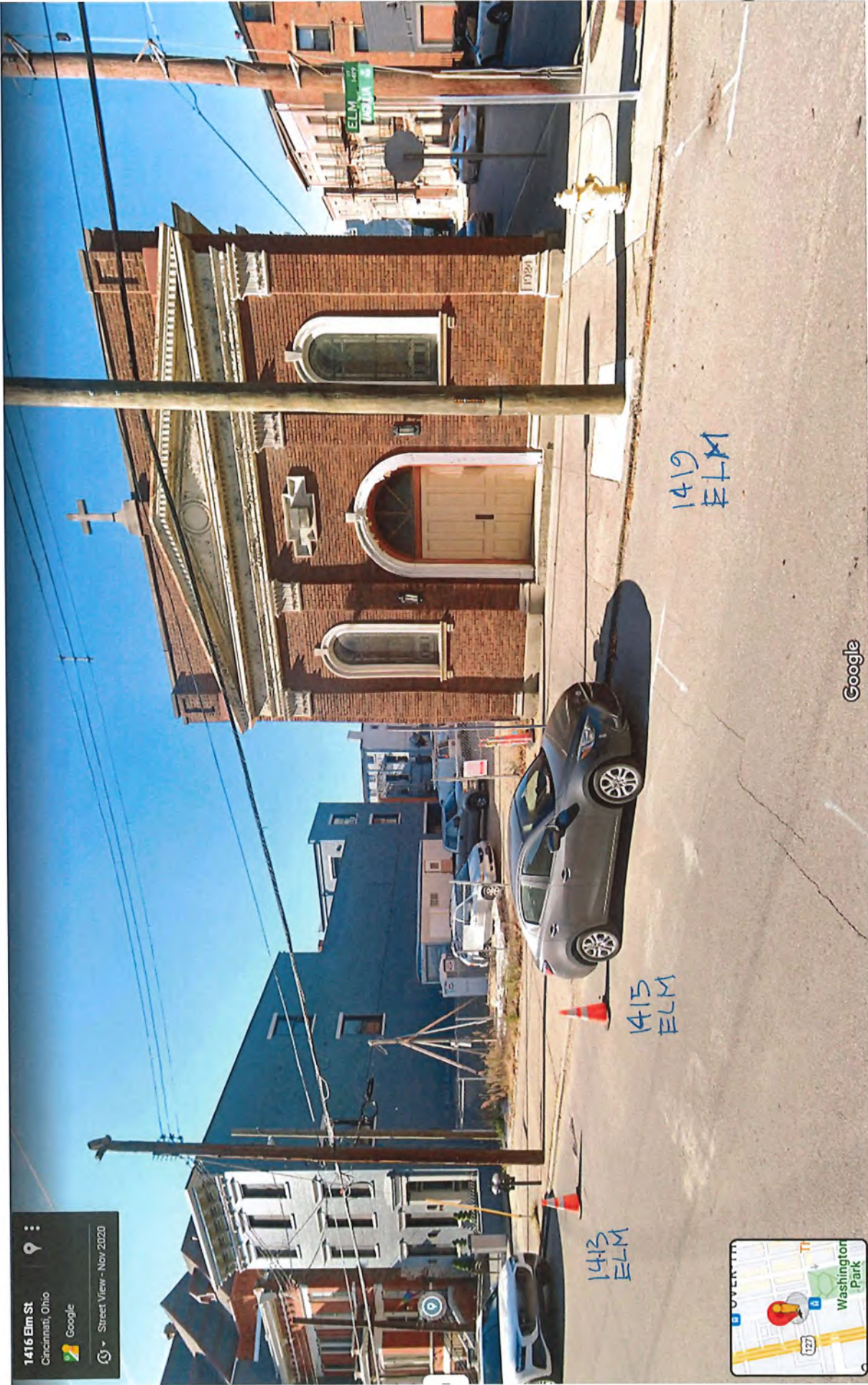
1409

1405, 1403

Adrian Al

216

1416 Elm St  
Cincinnati, Ohio  
Google  
Street View - Nov 2020



1413  
ELM

1415  
ELM

1419  
ELM

Google





1411 Elm St  
Cincinnati, Ohio  
Google  
Street View - Nov, 2020

Google



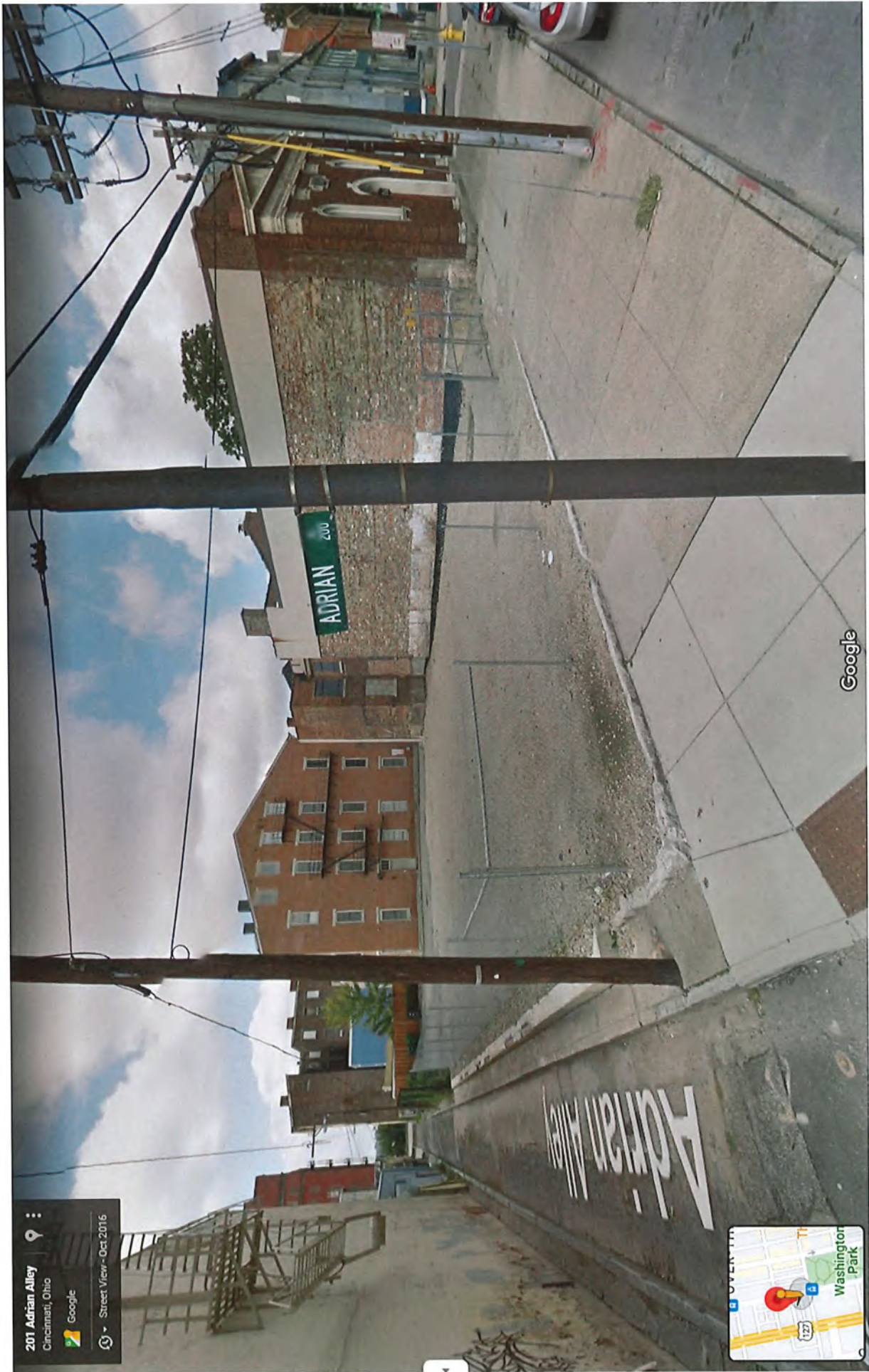
1411  
ELM

1413  
ELM

VIEW TOWARDS WEST

1415  
ELM

1419  
ELM



Google

NORTHWEST VIEW OF CLEARED PROPERTY  
@ 14B + 1415 ELM

1419 ELM



201 Adrian Alley  
Cincinnati, Ohio  
Google  
Street View - Oct 2016

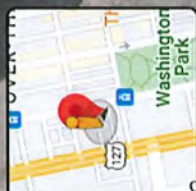


NORTHEAST VIEW OF 1413 + 1415 ELM

↓ 1414 ELM



211 Magnolia St  
Cincinnati, Ohio  
Google  
Street View - May 2018



VIEW SOUTH FROM MAGNOLIA ST  
TO REAR OF 1413 + 1415 ELM ST.



NORTH, UP ELM  
VACANT 1413+1415 ELM TO  
WEST, SOUTH OF 1419 ELM

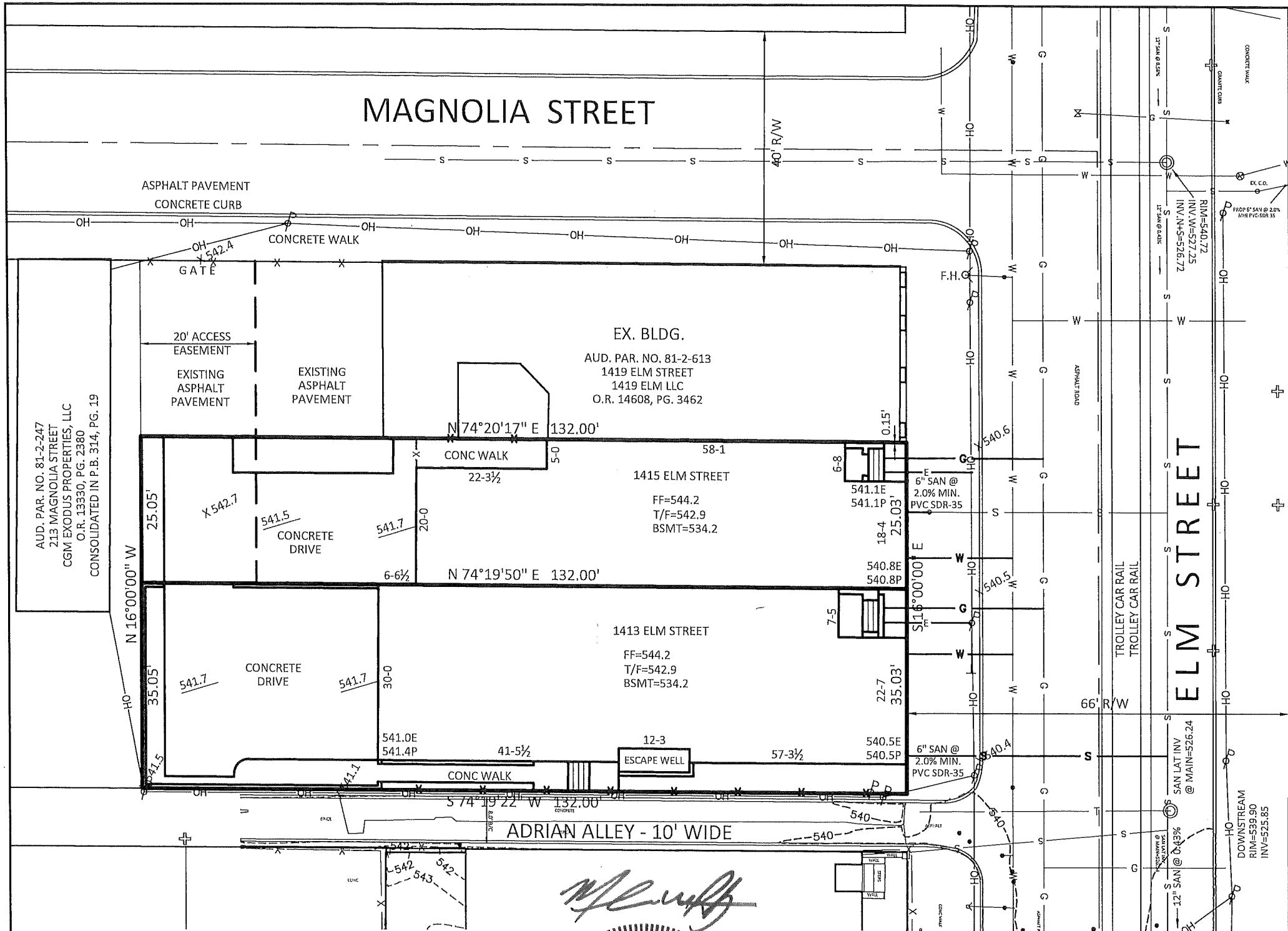


VIEW NORTH, UP ELM STREET



EAST SIDE OF ELM STREET 1400 BLOCK.  
(DIRECTLY ACROSS THE STREET FROM 1413 & 1415)

N:\land projects\21000\21530\dwg\21530003-PER.dwg, Layout1, 5/13/2022 9:17:05 AM, mel, 1:1



**NOTES:**

BEARINGS BASED ON STATE PLANE COORDINATES (NAD83), OHIO SOUTH ZONE, CITY OF CINCINNATI MONUMENTS 2459 & 2460

OCCUPATION IN GENERAL FITS SURVEY UNLESS NOTED OTHERWISE.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

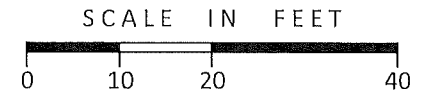
SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.

EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

SURVEYED PROPERTY SHOWN HEREON CONVEYED TO OTR HOLDINGS, INC., BY DEED RECORDED IN OFFICIAL RECORD 13446, PAGE 2838, HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

**1413 & 1415 ELM STREET**  
**AUD. PAR. NO. 81-2-612 & -614**  
**ALL OF LOTS 22 & 23, PT. OF LOTS 20 & 21**  
**HOTCHKISS, AVERY & CARTER SUBDIVISION**  
**DEED BOOK 59, PAGE 601**  
**SECTION 18, TOWN 4, FRACTIONAL RANGE 1**  
**MIAMI PURCHASE, MILLCREEK TOWNSHIP**  
**CITY OF CINCINNATI, HAMILTON COUNTY, OHIO**

**OHIO**  
**Utilities Protection**  
**SERVICE**  
*Call Before You Dig*  
**1-800-362-2764**  
 CALL TWO WORKING DAYS BEFORE YOU DIG  
 (NON MEMBERS MUST BE CALLED DIRECTLY)



Date	5/12/2022
Scale	1" = 20'
Drawn By	RLC Proj. Mgr. MWP
Survey Database	21530
DWG	21530003-PER
X-Ref(s)	12125053-BAS
Project Number	21530.00
File No.	21530 Sheet No. 1 / 1

**MSP**  
**DESIGN**  
**McGill Smith Punshon**

■ Architecture 3700 Park 42 Drive Suite 1908  
 ■ Engineering Cincinnati OH 45241  
 ■ Landscape Architecture Phone 513.759.0004  
 ■ Planning  
 ■ Surveying www.mspdesign.com

Drawing Index	
SHEET No.	DESCRIPTION
1A	FRONT (EAST) ELEVATION
1B	SIDE (NORTH) ELEVATION
1C	REAR (WEST) ELEVATION
1D	SIDE (SOUTH) ELEVATION
2	LOWER LEVEL PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	THIRD FLOOR PLAN
6	FOURTH FLOOR PLAN
7	SITE PLAN



FRONT (EAST) ELEVATION  
1/8" = 1'-0"

REVISIONS

REVISIONS

KENNETH R. BOWERMAN ARCHITECT, INC.  
8050 HOEBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 791-6778 791-2322 (fax)

1413 & 1415 Elm Street  
Cincinnati, Ohio

John Hueber Homes

JOB NO. 032202  
DRAWN DEM/MB  
SCALE: as noted  
DATE: 05/06/22

SHEET NO.  
1A



ASPHALT SHINGLES

86"H. HALF WALL  
W/ CAP AND BUILT  
UP CORNICE

BRICK

72"H. WROUGHT  
IRON GATE

FULL DEPTH STONE

1415 ELM

ASPHALT SHINGLES

CEMENT FIBER BOARD  
HORIZONTAL SIDING

LINE OF EXISTING  
CHURCH BEYOND

WROUGHT IRON RAILING

BRICK

72"H. WROUGHT IRON GATE

1415  
ELM ST.

RIGHT (NORTH) ELEVATION  
1/8"=1'-0"

1B

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ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 791-6778

1413 & 1415 Elm Street  
Cincinnati, Ohio

John Hueber Homes

JOB NO:	052202
DRAWN:	DEM/MB
SCALE:	as noted
DATE:	05/06/22

SHEET NO.

1B



1415  
ELM ST.

1413  
ELM ST.

REAR (WEST) ELEVATION  
1/8"=1'-0"



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ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 751-6778 751-2922 (fax)

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DATE: 05/06/22

SHEET NO.

1C



6'-0" HIGH PRIVACY WALL

8'-0" HIGH PRIVACY WALL

8" PRECAST OR LIMESTONE HDR.

4'x8" PRECAST OR LIMESTONE

MASONRY WALL W/ RAIL ABOVE

12" H. WROUGHT IRON FENCE

WROUGHT IRON RAILINGS  
 36" H. WROUGHT IRON GUARDRAIL & CUT-SWINGING GATE (NON-LOCKING)

ROUGH FACED MASONRY BLOCK

1413 ELM ST.

ASPHALT SHINGLES

36" H. HALF WALL W/ CAP AND BUILT UP CORNICE

DECORATIVE WOOD PEDIMENT & CORBEL

ANDERSON 400 SERIES DOUBLE HUNG WINDOWS, OR EQUAL

8" PRECAST OR LIMESTONE HEADERS

BRICK

4" PRECAST OR LIMESTONE SLOPED SILL

12" H. WROUGHT IRON FENCE

LEFT (SOUTH) ELEVATION  
 1/8" = 1'-0"



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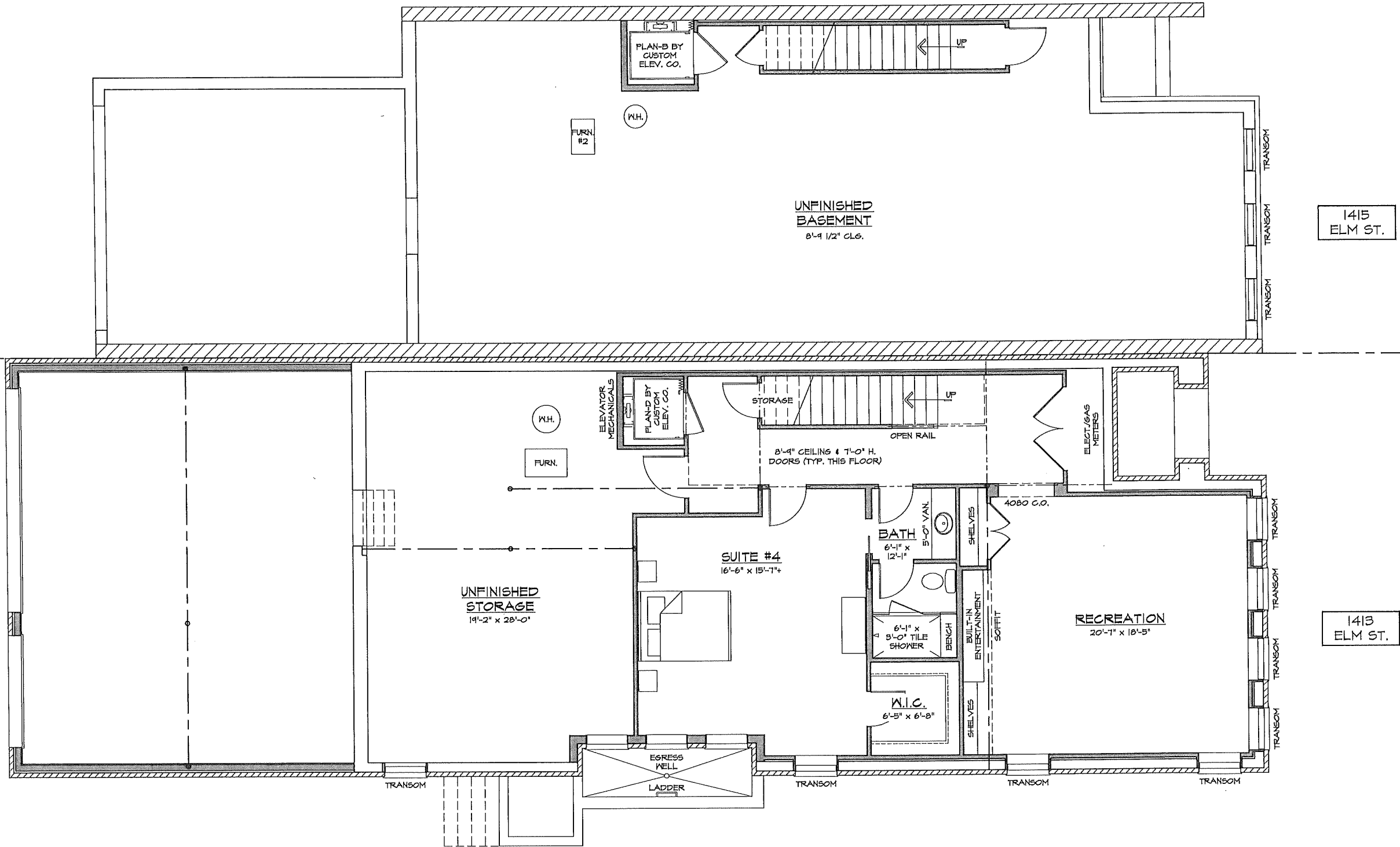
1413 & 1415 Elm Street  
 Cincinnati, Ohio

John Hueber Homes

JOB NO: 092202  
 DRAWN: DEM/MB  
 SCALE: as noted  
 DATE: 05/06/22

SHEET NO.

1D



LOWER LEVEL PLAN  
1/8"=1'-0"

1  
2



1413 ELM: 1,029 FINISHED SQ. FEET (W/OUT STAIRS & ELEVATOR)  
571 UNFINISHED SQ. FEET  
1415 ELM: 1,200 UNFINISHED SQ. FEET

JOB NO.: 052202  
DRAWN: DEM/MB  
SCALE: as noted  
DATE: 05/06/22

SHEET NO.

2

1413 & 1415 Elm Street  
Cincinnati, Ohio

John Hueber Homes

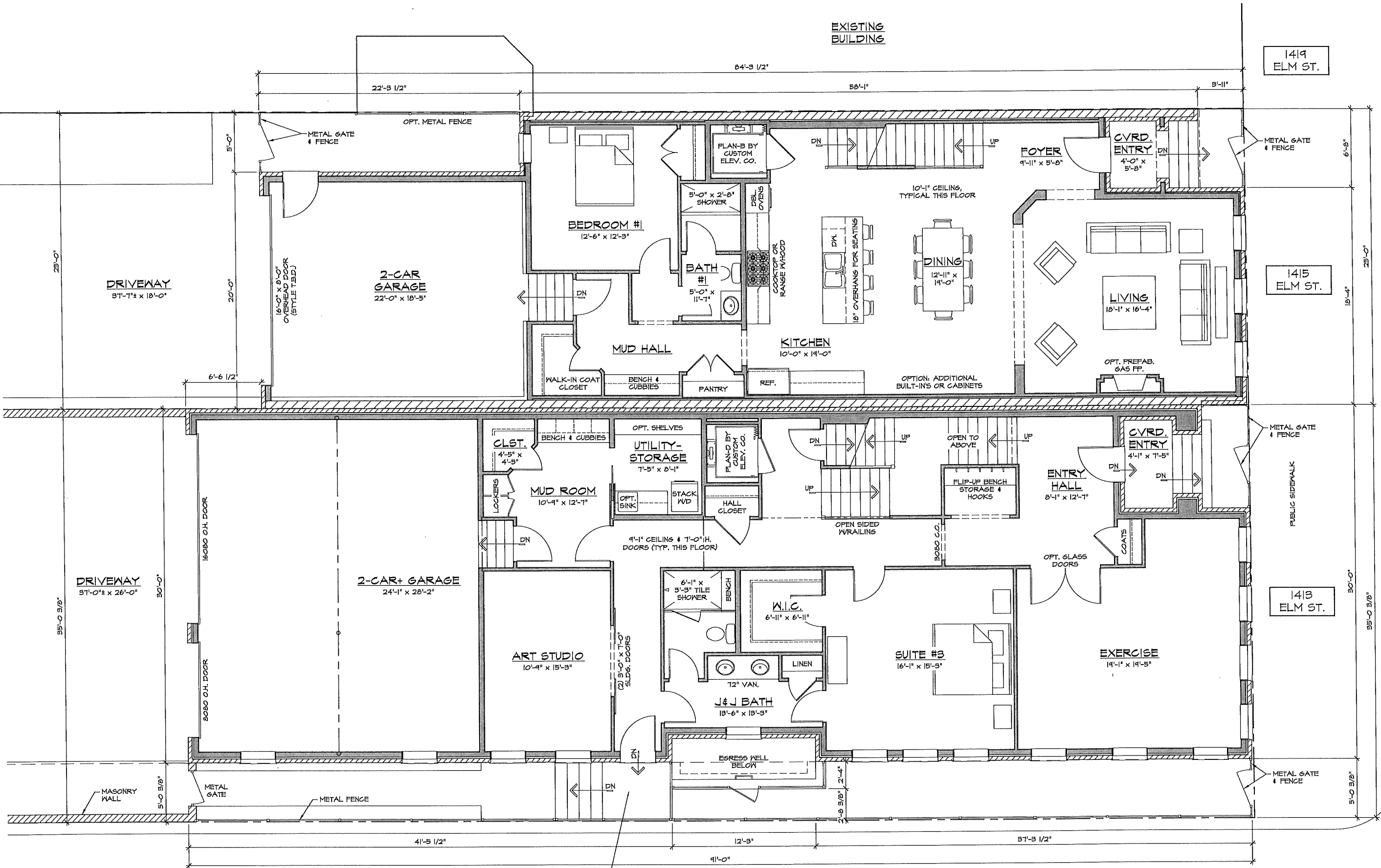
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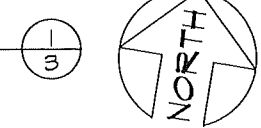
REVISED

1415  
ELM ST.

1413  
ELM ST.



**FIRST FLOOR PLAN**  
 1/8"=1'-0"



1413 ELM: 1,862 SQ. FEET (W/STAIRS & ELEVATOR)  
 1415 ELM: 1,464 SQ. FEET. (W/STAIRS & ELEVATOR)  
 1413 ELM: 6,786 SQ. FEET (TOTAL FINISHED)  
 1415 ELM: 3,789 SQ. FEET (TOTAL FINISHED)

1419 ELM ST.

1415 ELM ST.

1413 ELM ST.

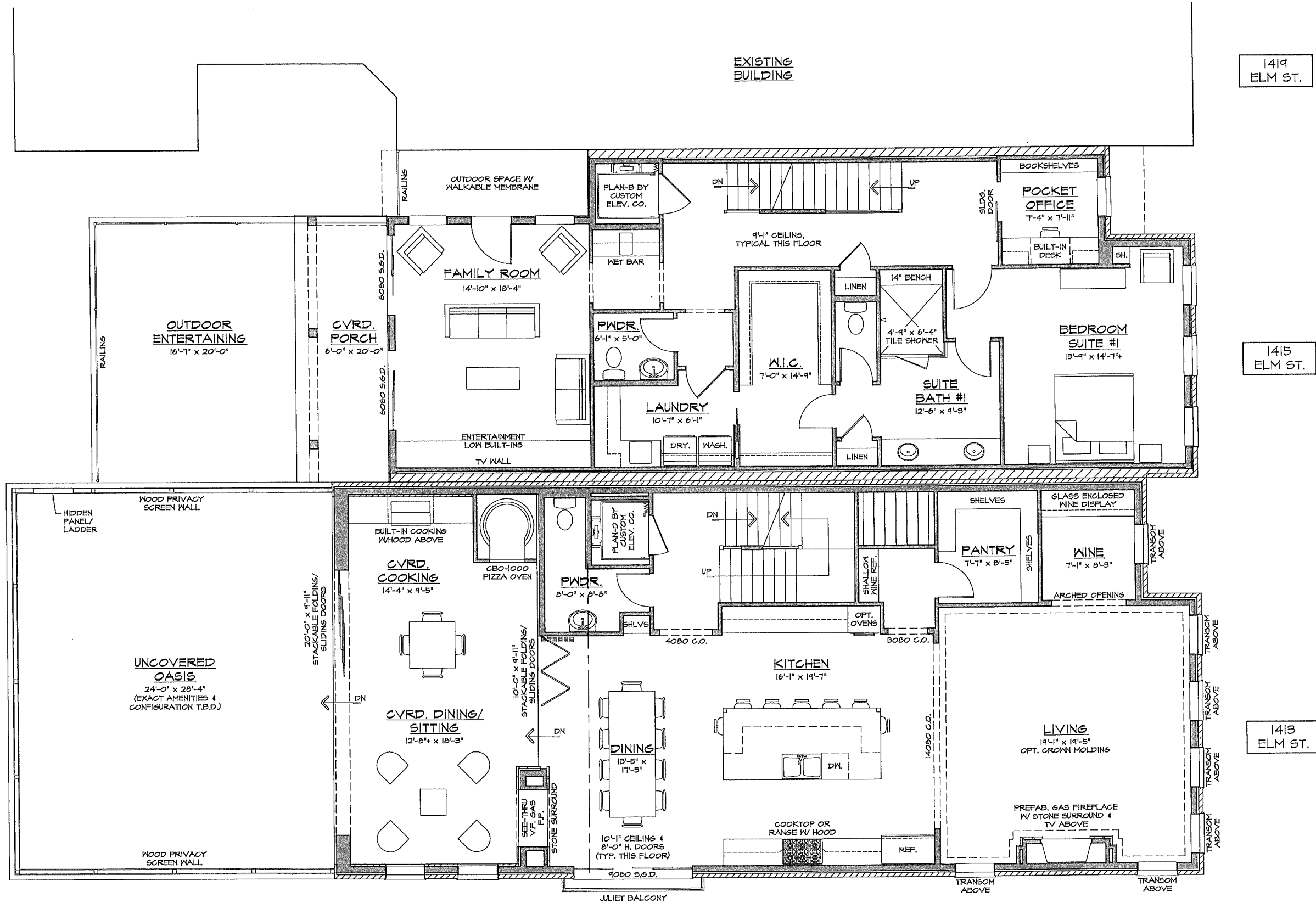
**1413 & 1415 Elm Street**  
 Cincinnati, Ohio

**John Hueber Homes**

JOB NO.: 032202  
 DRAWN: DEM/MB  
 SCALE: as noted  
 DATE: 05/06/22

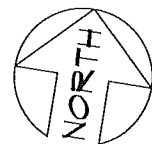
SHEET NO.  
**3**

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 KENNETH R. BOWERMAN  
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 (513) 791-6778



**SECOND FLOOR PLAN**  
1/8" = 1'-0"

1/4



1413 ELM: 1,482 SQ. FEET (W/STAIRS & ELEVATOR)  
1415 ELM: 1,417 SQ. FEET (W/STAIRS & ELEVATOR)

1419  
ELM ST.

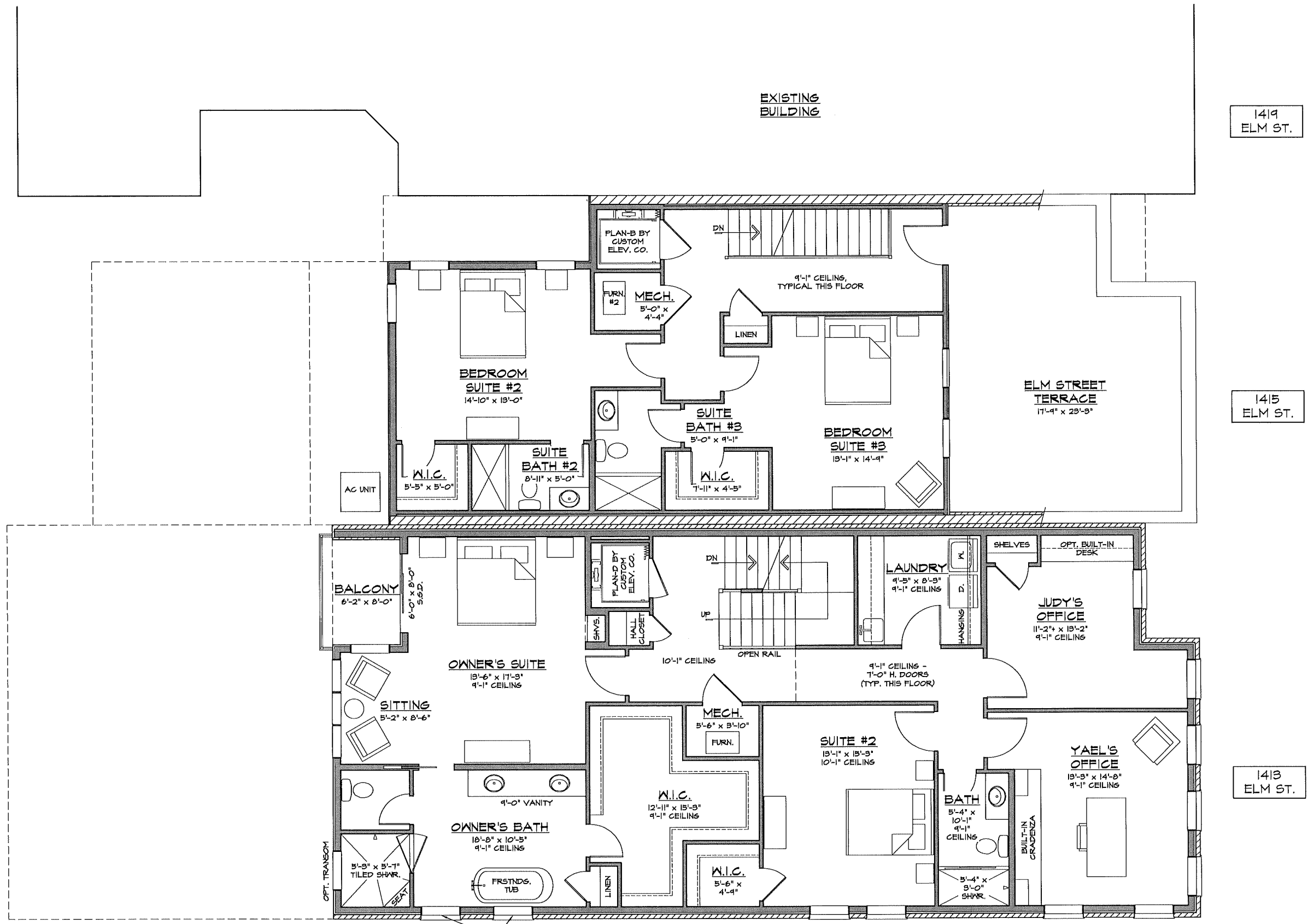
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ARCHITECT, INC.  
8050 HOSEBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 791-6778 791-2322 (fax)

**1413 & 1415 Elm Street**  
Cincinnati, Ohio  
**John Hueber Homes**

JOB NO.: 052202  
DRAWN: DEM/MB  
SCALE: as noted  
DATE: 05/06/22

SHEET NO.  
**4**



THIRD FLOOR PLAN  
1/8"=1'-0"

1  
5



1413 ELM: 1,902 SQ. FEET (W/STAIRS & ELEVATOR)  
1415 ELM: 908 SQ. FEET (W/OUT STAIRS & ELEVATOR)

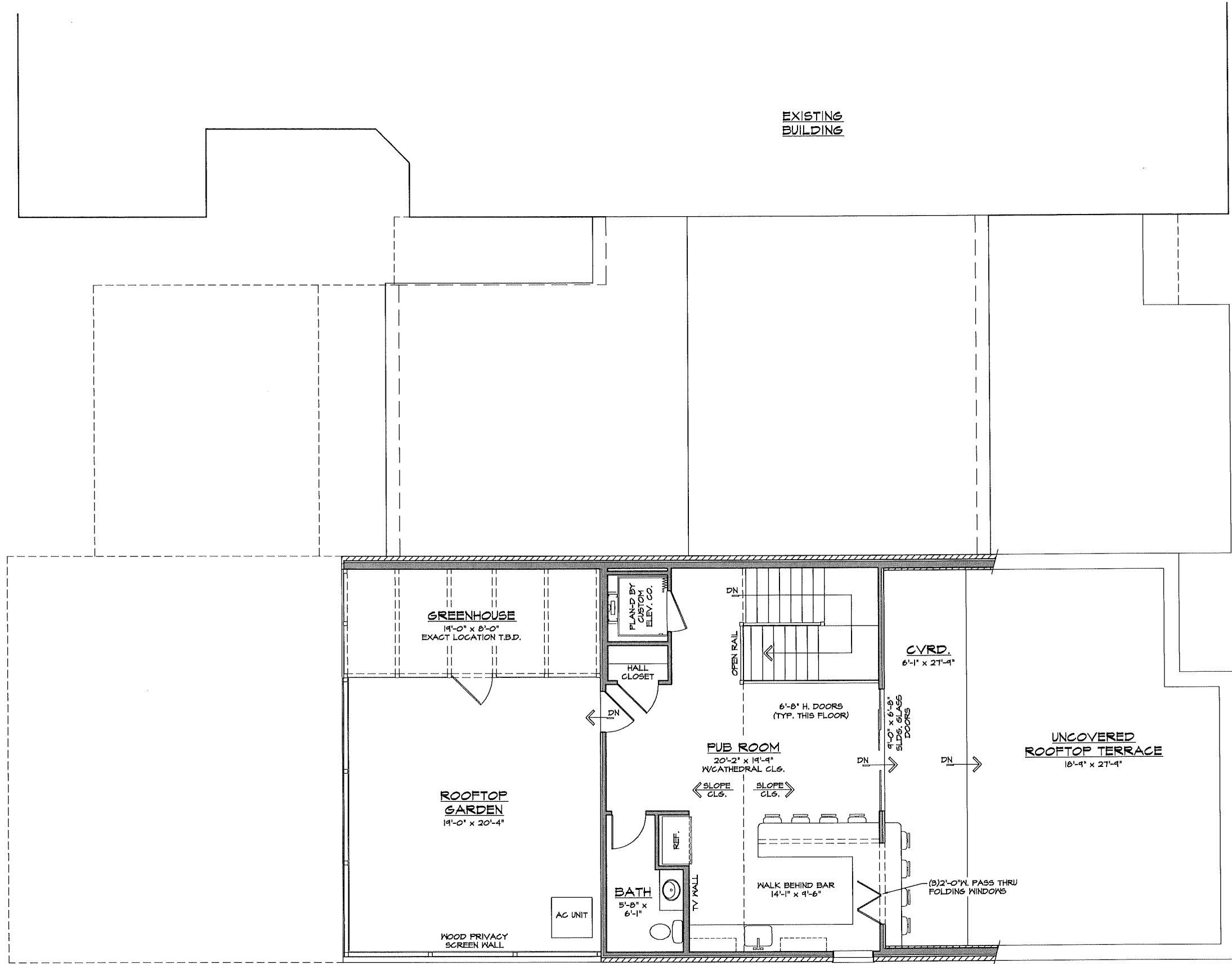
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KENNETH R. BOWERMAN  
ARCHITECT, INC.  
8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 791-6778 791-2322 (fax)

1413 & 1415 Elm Street  
Cincinnati, Ohio  
John Hueber Homes

JOB NO.: 082202  
DRAWN: DEM/MB  
SCALE: as noted  
DATE: 05/06/22

SHEET NO.  
5



1419  
ELM ST.

1415  
ELM ST.

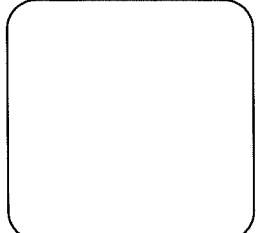
1413  
ELM ST.

FOURTH FLOOR PLAN  
1/8" = 1'-0"

1  
6



1413 ELM: 511 SQ. FEET (W/OUT STAIRS & ELEVATOR)  
1415 ELM: 0 SQ. FEET



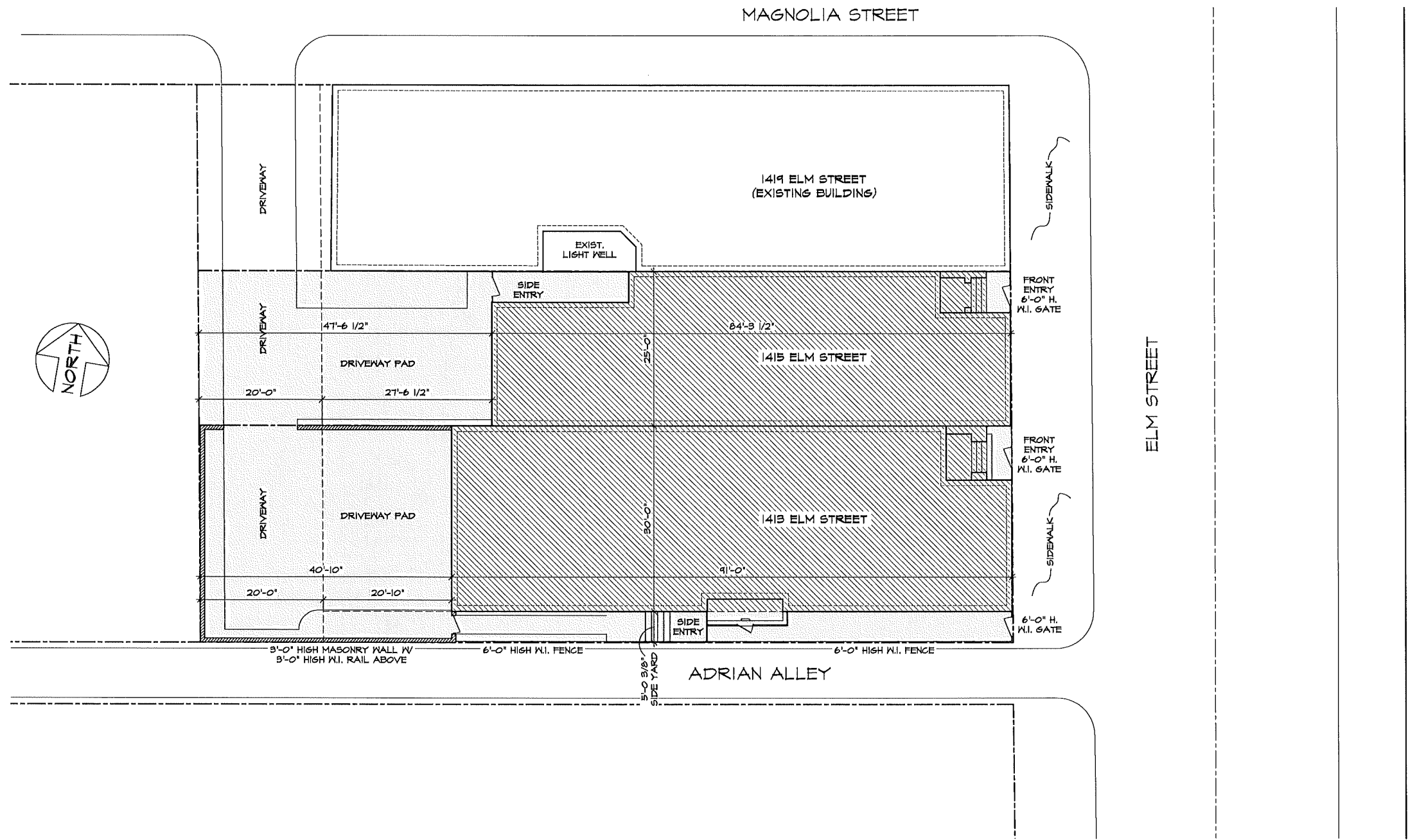
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ARCHITECT, INC.  
8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45296  
(513) 791-6778 791-2322 (fax)

1413 & 1415 Elm Street  
Cincinnati, Ohio  
John Hueber Homes

JOB NO.  
092202  
DRAWN  
DEM/MB  
SCALE  
as noted  
DATE  
05/06/22

SHEET NO.  
6



SITE PLAN  
1" = 20'-0"

1  
7

SHEET NO.

7

JOB NO.  
092202  
DRAWN  
PEY/MB  
SCALE:  
as noted  
DATE:  
05/06/22

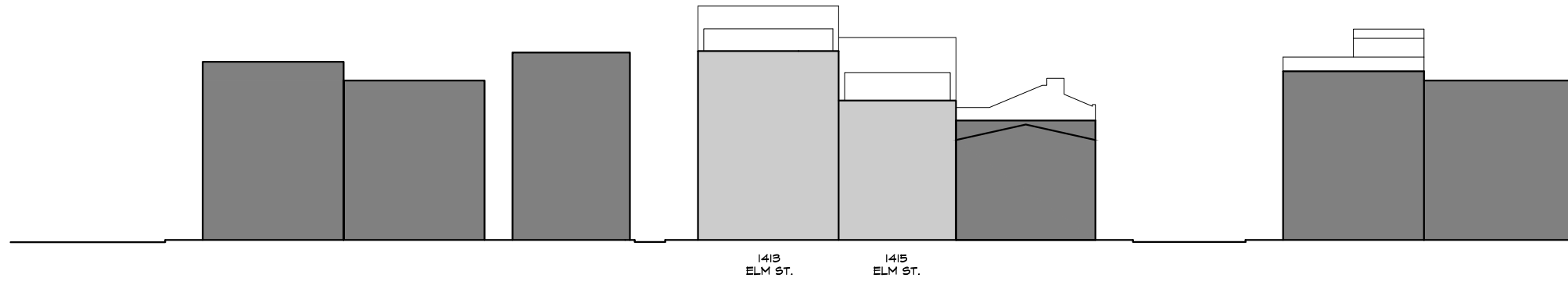
1413 & 1415 Elm Street  
Cincinnati, Ohio

John Hueber Homes

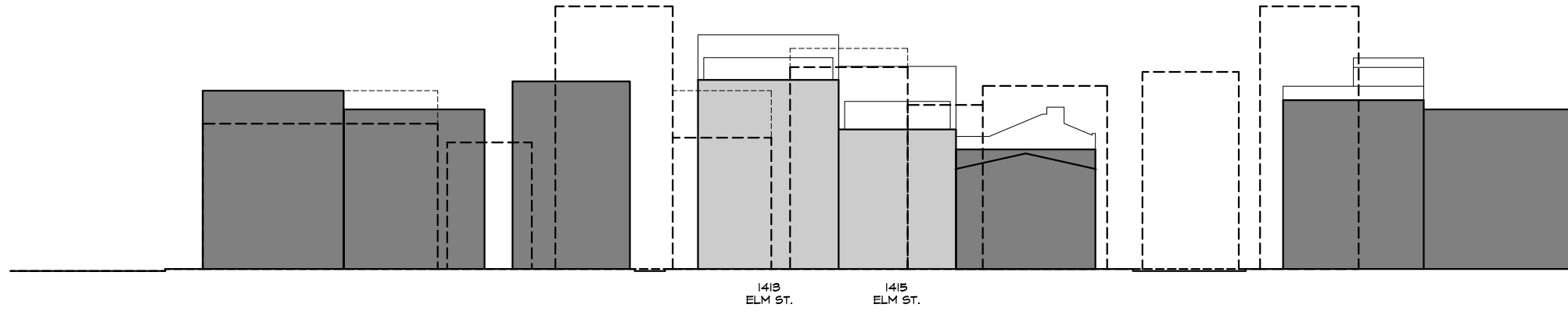
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CINCINNATI, OHIO 45236  
(513) 791-6778 791-2922 (fax)

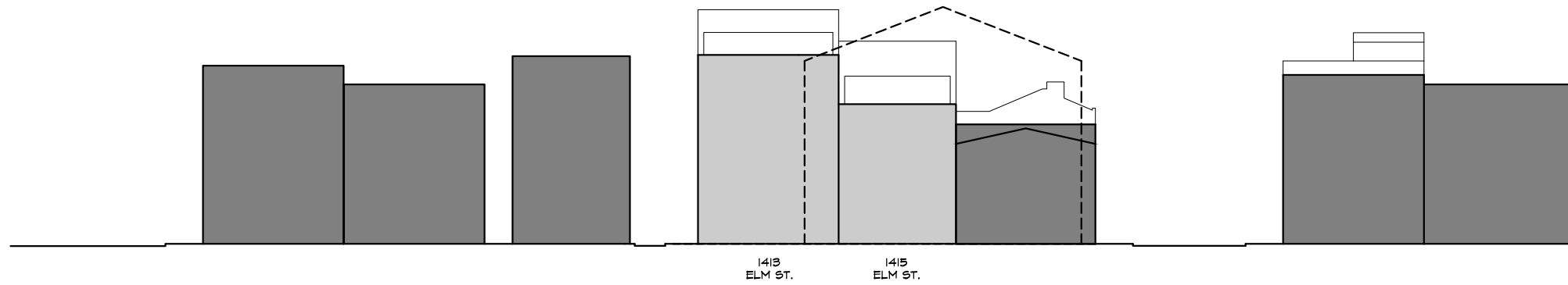
REVISED



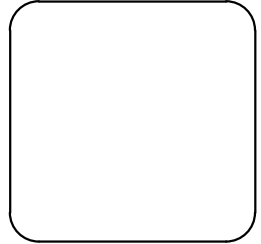
WEST SIDE OF ELM STREET  
1/32"=1'-0" (1 IE)



WEST SIDE OF ELM STREET W/ EAST SIDE OVERLAY  
1/32"=1'-0" (2 IE)



WEST SIDE OF ELM STREET W/ 213 MAGNOLIA ST. OVERLAY  
1/32"=1'-0" (3 IE)



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ARCHITECT, INC.  
8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 791-6778 791-2322 (fax)

**1413 & 1415 Elm Street**  
Cincinnati, Ohio  
**John Hueber Homes**

JOB NO. 092202	DRAWN DEM/MB	SCALE as noted	DATE 06/13/22
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SHEET NO.  
**1E**



Google Earth

Image Landsat / Copernicus



Google Earth

Image Landsat / Copernicus





Google Earth

Image Landsat / Copernicus



Google Earth

Image Landsat / Copernicus

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## APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

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APPLICATION #: COA2022032/ ZH20210183  
APPLICANT: New Republic Architecture  
OWNER: Over-the-Rhine Community Housing  
ADDRESS: **2000 Dunlap Street**  
PARCELS: 009600050116  
ZONING: Urban Mix - UM  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: January 6, 2022 (ORIGINAL)  
June 17, 2022 (AMENDED)

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### **Nature of Request:**

The Applicant is requesting a Certificate of Appropriateness for new infill construction. The proposal includes a density variance to allow 44 units of congregate housing at 227 sf of lot area/unit and a rear yard setback of a zero lot line for a new construction project.

The applicant previously applied for Zoning Relief only at the January 24, 2022 HCB Hearing. The application was tabled and the applicant has now applied for the COA. Both requests are included in this Staff Report. The original case materials are available on the Historic Conservation Board website.

### **Zoning Relief Requested:**

1. 1410-07- Development Regulations. Density. 700 sq of lot area/unit is required. The lot is 10,000 sf and 14 units are permitted. 44 are requested. **A variance to allow a density of 227 sf of lot area/unit is required.**
2. 1410-07- Development Regulations. Rear setback. A rear setback of 10 feet is required for residential projects. As a property is a square either street frontage can be considered the front lot line. As both the north and east property lines can be considered rear and both have a zero-lot line, **a 10 ft variance for the rear yard is required.**

### **Existing Conditions:**

The project location is a surface parking lot at the corner of Dunlap and Henry Street.

### **Proposed Conditions:**

1. Build a new 44-unit congregate housing with a partial zero lot line at the north, and zero lot line at the east, south and west.

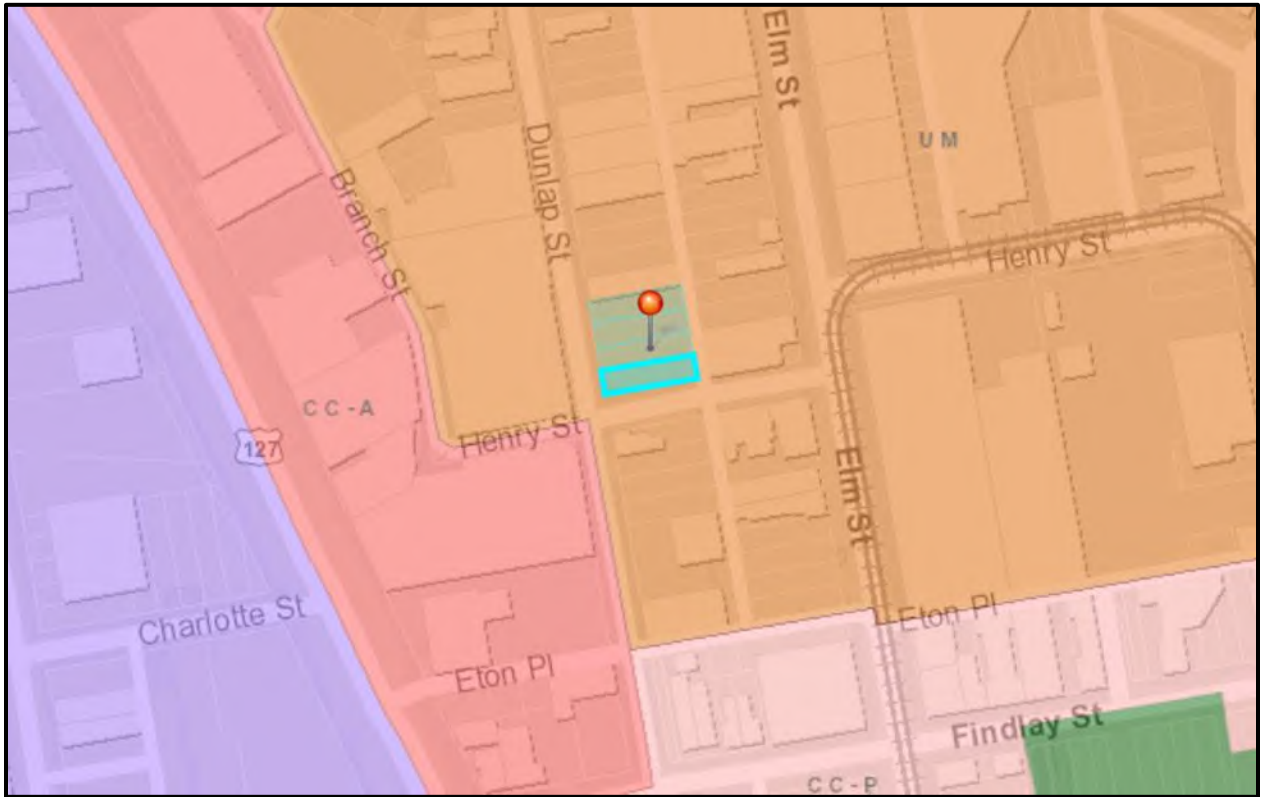


Figure 1: Map of 2000 Dunlap St. Cagis Maps. The site is outlined in blue.



Figure 2. Image of subject property. Image from Google.



Figure 3: Birds eye view of site. Google Imagery.

## **ZONING REVIEW**

### **Applicable Zoning Code Sections:**

Zoning District:	Section 1410	UM
Variance Request:	Section 1410	Development Regulations
Variance Authority:	<a href="#">Section 1445</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over-the-Rhine District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

### **ZONING REVIEW:**

The applicant is requesting a variance related to setback and density for the site at 2000 Dunlap St. The determined use is Congregate Housing (see definition below) as the proposal for permanent supportive housing has individual dwelling units with communal dining facilities and support services, but the support services are not required as would

be with Transitional Housing. This use is permitted under the UM at a density of 1 unit per 700sf/lot area.

§ 1401-01-C19. - Congregate Housing.

Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services and other support services appropriate for the residents.

As the property is 100ft x 100ft, the determination of what lot line, Henry St or Dunlap St lot line can be made by staff and the application in consultation. As the proposed massing provided has the parking and utility placement on the north face of the building, we have determined the north property line is the rear, the south property line along Henry Street is the front property line. The applicants are permitted by right to build at a zero-lot line along the alley and are therefore requesting a zero lot line at only a portion of the north property line.

**Standards for Variances per Section 1435-05-4**

- (a) *Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or*

The proposed work will fill a significant void in the urban fabric where a surface parking lot is currently located. Staff does not believe a building at 4 stories tall with zero lot lines as shown is in conflict with the Over the Rhine New Construction Guidelines as there are neighboring contributing buildings that are 3 stories tall and the Historic Conservation Guidelines state *“The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.”* The one-story buildings adjacent to the property at 2008 Dunlap and 2001 Elm are both non-contributing structures.

- (b) *Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).*

This has not been established by the applicants.

**Standards for Variances per Section 1445-05-4**

- (a) *Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.*

A strict application of the code would only allow 14 residential dwelling units on this property. This strict application is contrary to the goals of creating more housing opportunities, especially Low-Income Housing opportunities to provide more diverse housing options within the city.

The applicant is also aiming to use LIHTC funding. This funding often requires a certain level of scale to be eligible and competitive for the funding allotment.

- (b) *The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.*

The applicants are asking for the density allowance that is denser than other new construction LIHTC projects that have been approved, but not the densest new construction project that has been approved within the Over-the-Rhine Historic District. If the applicant was permitted to have the same density as the densest previously approved new construction LIHTC project, they would be permitted to have 40 units compared to 44 units requested. If they were permitted to have the same density allowed as the densest multi-family new construction project approved within the Over-the-Rhine Historic District, they would be permitted 54 units. This information is being provided for reference to comparable developments, LIHTC and market rate, the Zoning Code and variance standards do not distinguish density and relief regulations based on affordability.

**Table 1. LIHTC New Construction Projects with approved Density from HCB**

Address	Density approved lot area/unit	Density per code lot area/unit	Approved Date
1712 Logan St	517 sf	700 sf	11/8/21
1684 Central Av	312.5sf	700 sf	9/27/21
1602 Pleasant St	247 sf	700 sf	8/5/19
1617 Race St	366 sf	700 sf	8/5/19
1521 Vine St	321 sf	700 sf	9/23/19
1512 Republic St	283 sf	700 sf	8/5/19
1505 Vine St	458 sf	700 sf	3/25/19
528 E 12 <sup>th</sup> St	404 sf	700 sf	8/17/20
600 W 12 <sup>th</sup> St	426 sf	700 sf	8/17/20

**Table 2. Market Rate New Construction Projects with by right per a PD Zone or HCB Density Variance**

Address	Density approved lot area/unit	Density per code lot area/unit	Approved Date
1621 Logan St	187 sf	NA	PD approved 2/3/21
1617 Elm St	355 sf	NA	PD approved 2/3/21
1118 Sycamore St	261 sf	700 sf	10/8/18
1437 Elm St	466 sf	700 sf	9/25/17
1216-1218 Race St	324 sf	700 sf	8/28/17

The request is for 1 bedroom studio apartments. This totals 44 beds. The applicants would be allowed to have 14 units with multiple bedrooms each, as a dwelling unit is permitted to have one family. A family is defined as a person living

alone or two or more persons living together as a single housekeeping unit in a dwelling unit (Section 1401-F2- Family). Per the building code, a family is defined as no more than 5 unrelated people living together, so a 14-unit complex with 5 bedrooms each for a total of 70 bedrooms could be permitted by right.

As seen on the map on page 2 the applicants are asking for a similar setback allowance to adjacent properties. The majority of properties directly adjacent to the property have zero lot lines at the rear yard. As the applicant is only requesting a partial variance, staff finds this request reasonable considering the context of directly surrounding properties that have zero lot line development.

### **General Standards; Public Interest**

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

- a. **Zoning.** *The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*  
The underlying zoning is UM. The proposed density and rear setback do not conform to the base zoning.
- b. **Guidelines.** *The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*  
The project is within Over-the-Rhine Historic District. The requested work for new construction is reviewed for conformance with the Historic District Guidelines below.
- c. **Plans.** *The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*

There are 4 plans within the last 20 years that are associated with this area: Mohawk Area Plan, Brewery District Master Plan, Plan Cincinnati, and the Over-the-Rhine Comprehensive Plan. Below is specific language from those plans with language highlighted that are pertinent to this specific request.

**Mohawk Area Plan** The proposed work conforms to the Mohawk Area Plan adopted in 2021. Below is the Housing Goal for the plan from page 39:

#### *Housing*

Goal: Develop Mohawk to be a diverse and inclusive district that contains neighborhood-specific housing for all income levels.

Strategy 1: Promote architecturally compatible and consistent housing infill.

- Encourage property owners to activate vacant units and prioritize filling residential units above street-level commercial spaces.

- Unify residential and business organizations to promote productive communication and apply for project funding.
- Require that residential infill, including but not limited to single and multi-family structures, remain consistent with the architectural and pedestrian-friendly character and density of Mohawk within and surrounding the Sohn-Mohawk Historic District.
- The development of new market-rate housing will not happen at the detriment of low-income residents.
- Encourage and welcome new development at all levels of the housing market and ensure long-term sustainability of enough affordable housing to house current residents.

In regard to setbacks in the Connectivity goal on page 33:

#### *Connectivity*

Goal: Develop Mohawk into a well-connected neighborhood that is safe and accessible for all modes of travel.

Strategy 1: Develop a walkable neighborhood business district/ entertainment district.

- Locate new buildings and structures with zero or minimal setbacks, where frontage is on or near sidewalks

**The Brewery District Master Plan** of 2013 states on page 54 the vision for the area is “To restore the area’s original character, we recommend that this area become a “Brewing Heritage Urban Center” zone. This area should continue allowing a wide range of uses. It should be developed as medium density, mixed use, pedestrian oriented area maintaining on-street parking throughout. No drive through facilities should be permitted. The focus should be on restoration. New construction should be a minimum of 2 stories, and not taller than 5 stories.”

**Plan Cincinnati** of 2012 in the Live Initiative has the following goal:

Provide a full spectrum of housing options, and improve housing quality and affordability.

- Provide quality healthy housing for all income levels.
- Incentivize housing options of varied sizes and types for residents at all stages of life.
- Evenly distribute housing that is affordable throughout the City.
- Affirmatively Further Fair Housing.

**Over-the-Rhine Comprehensive Plan** of 2002 has the following goals under housing:

Housing Goals and Key Recommendations

1. Encourage and welcome new investment at all income levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents.

2. Provide appropriate housing-related services for all residents.

3. Protect, preserve and enhance the significant landmarks and areas of OTR's historical, architectural and cultural heritage without displacement.

- d. **Traffic.** *Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.*

Parking is not required for developments within the Urban Parking Overlay Zone. Please see below under Adverse Effects for a more detailed discussion.

- e. **Buffering.** *Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.*

No buffering is required by zoning as the adjacent parcels are within the same zoning district and do not require buffering.

- f. **Landscaping.** *Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*

There are no landscaping or buffer yards required.

- g. **Hours of Operation.** *Operating hours of the venue are compatible with adjacent land uses and illustrated below.*

This is a residential project and hours of operation are not applicable.

- h. **Neighborhood Compatibility.** *The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*

While the proposal is denser than other recently approved projects, there is at least one other new construction project that is denser and a few other that also have a double and triple density allowance on their sites.

The proposed use as a 4-story multi-family residential building is in keeping with the mixed-use area. Several multi-story, multi-family residential new construction projects have been approved within the surrounding blocks.

- i. **Proposed Zoning Amendments.** *The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.*

~~Ordinance 202101677 has been referred to City Planning Commission from Council. This ordinance would remove density requirements from many zoning~~

~~districts throughout Cincinnati, including the UM zoning. The proposed density would be approved by right with the approval of the proposed ordinance.~~

Ordinance 202101677 was not passed. There are currently no outstanding amendments under consideration by City Planning Commission or Council relevant to the proposed project.

- j. ***Adverse Effects.*** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*

There have been no noted concerns regarding access to the property by fire, police or other public services from city agencies. As the proposed development is on a corner, there is ample access to the property for services.

### 1) Parking and Traffic Patterns

On September 19, 2018, City Council passed the Urban Parking Overlay Zone #1, which exempts all projects within the boundary of the overlay from parking requirements. This overlay became law on October 20, 2018. While the property would be exempt from parking requirements, the project is asking for an increase in residential density which does normally increase the anticipated parking demand, however as this is a proposed LIHTC project with the specific population of the homeless being served, car ownership is unlikely for most residents and therefore there will be very limited parking demand. Additionally, and uniquely within OTR, transit capacity and opportunities within walking distance for jobs, goods and services should, in actuality, minimize the parking demand given the more urban context.

Concerns have also been brought up that increased traffic and parking as well as street closures during construction would provide a disruption to current businesses within the vicinity. Construction parking is not regulated through the zoning code. Any closure of the right of way would be required to get a permit through the Department of Transportation Engineering.

### 2) Trash and Utility Management

When an increase in density is requested for a property, providing adequate trash and utility management within the building or on the property is necessary as to not create a collection of trash receptacles on public right of ways, either on streets or on alleys. The proposal has a dumpster enclosure on site to provide adequate trash collection for the property.

Other concerns noted as potential adverse effects in public comments both written and at the pre-hearing:

### 3) Lack of Outdoor space

The base zoning, UM, only requires a 10 ft setback on a property, and this is not required to be an outdoor space for gathering. If the required 10 ft rear yard was required, it would have 1000 sf of open area on the property if all other portions of the lot were building coverage. The proposal has 500 sf of area within a courtyard and approximately 2000sf non-building area on the property. The property is providing more than 2 times the require open space on the property.

### 4) The area is entertainment/commercial not residential, and the area is mostly single/two family residential uses

As noted above, the proposed use is classified as congregate housing. While the prevalent land use may be something other than multi-family, the zoning of Urban Mix allows residential uses including multi-family, congregate housing and transitional housing.

- k. ***Blight.*** *The elimination or avoidance of blight.*  
This property is not a blighted building but is a surface parking lot.
- l. ***Economic Benefits.*** *The promotion of the Cincinnati economy.*  
This management and owner of the property and development is a non-profit. As a proposed congregate housing project that aims at reducing homelessness, the proposal will support the Cincinnati economy through providing an opportunity for residents to gain housing security.
- m. ***Job Creation.*** *The creation of jobs both permanently and during construction.*  
The proposed project will create temporary jobs during construction and will provide permanent jobs as staff/management of the multi-family building.
- n. ***Tax Valuation.*** *Any increase in the real property tax duplicate.*  
The new construction costs of \$8 million will increase the property value of the property.
- o. ***Private Benefits.*** *The economic and other private benefits to the owner or applicant.*  
The owner of the property will have a benefit to redeveloping the property and creating an income stream to help support the mission of creating more affordable housing within Cincinnati.
- p. ***Public Benefits.*** *The public peace, health, safety or general welfare.*  
The overall project is creating more Low-Income housing opportunities as well as having a specific goal of helping to provide housing security for the homeless population in Cincinnati.

## **CERTIFICATE OF APPROPRIATENESS REVIEW FOR NEW CONSTRUCTION**

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. The applicant has provided a narrative. Staff agrees with their narrative and has the additional comments/analysis below.

### **NEW CONSTRUCTION**

The Over-the-Rhine Historic Conservation Design Guidelines give direction to both staff and an applicant on how to design and review proposed developments. When designing infill developments, context and existing surrounding buildings are the main guiding principles of reference. Typically, the context that we consider the most when looking at appropriate infill design is the block on which the parcel is located and especially adjacent properties.

#### **A. Intent and General Guidelines**

*1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.*

The lot is currently a surface parking lot.

*2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.*

This infill development does not replicate the existing buildings and has a design and detailing that is based on the fabric of the neighborhood while being modern in style.

*3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.*

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

*4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.*

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

#### **B. Specific Guidelines**

*1. Composition: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built*

*of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.*

**Base:** *New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.*

While the building is a residential building, the design still incorporates a strong base through the use of different materials and colors, with the base being a light gray brick on the first floor topped with a cast stone belt course.

**Middle:** *Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.*

The middle is defined by a red/orange brick with individual and paired window openings in horizontal and vertical alignment. Around the windows there is both a change of materials and a change of plane. The façades also feature recessed areas that break up the façade.

**Top:** *New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.*

The majority of the building is topped with a darker brick soldier course and a heavy coping material that provides differentiation from the middle in the form of a cornice.

**2. Roofs:** *Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.*

The roof is a fairly flat roof with a slight pitch for drainage. The roof is not visible from the street.

**3. Window Openings:** *Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found*

*on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wider (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

The window patterning is similar on the two street facades. The rear north elevation is not highly visible from the street and provides simpler detailing, but still provides punched openings.

- The windows are taller than they are wide. Even when the windows are in pairs, the individual window within those groupings are taller than they are wide.
- The windows on the street faces have definition to them through a change in material from the red/orange brick to a dark brick that provides a frame around each window column. Verticality is accentuated in the paired window openings through dark brick borders and metal paneling between windows.
- The windows are recessed from the face of the building.
- The windows are all aligned vertically and horizontally.

**4. Storefronts:** *New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the windowsill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches*

As this is a residential building, the storefront treatment is minimal; however, the corner of the building along Henry and Dunlap does feature a storefront system at the main entry vestibule, which wraps around the corner. The storefront is recessed slightly from the main facade. The storefront is divided into bays with clear glass from nearly floor to ceiling. A canopy wraps the corner covering the recessed storefront. A storefront location at the corner of the two intersecting streets is appropriate.

**5. Setback:** *Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.*

The property has a zero-lot line setback on all street facades with only slight recesses to break up the building mass. A courtyard and small parking area is on the north side of the site fronting Dunlap Street. Setbacks are compatible with the surrounding development.

**6. Rhythm:** *New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.*

The building is approximately 100 feet wide along each street face, however a rhythm has been provided that breaks up the façade with the vertical columns around the windows as well as the recesses along each façade. The Dunlap façade is 66.6' in width at the street, with the remaining massing set back to provide the parking and courtyard area.

**7. Emphasis:** *New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.*

The building is approximately 100 feet wide along each street face, and while the building is wider than it is tall there are many elements that help to provide a vertical emphasis including:

- Vertically oriented windows.
- Vertical window columns and a frame around the window columns.
- Recessed portions of the façade that extend up the entire façade creating a vertical column.

**8. Height:** *The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.*

The building is 4 stories tall. Buildings adjacent to the subject property are 2 one-story non-contributing buildings. Contributing buildings in the immediate vicinity vary between 2 and 3 stories, including the buildings south across Henry Street at 1923 Dunlap and 1923 Elm St (both 3 stories), and the building west across Dunlap at 2013 Dunlap (2-3 stories). One block south, the building at 1908 Dunlap is 5 stories. It should also be noted that the building that formerly occupied this site was 4 stories in height. Due to the lack of immediately adjacent contributing buildings, and the context of the buildings in the vicinity, Staff feels the 4-story height is appropriate.

**9. Materials:** *New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.*

The building materials are all appropriate. The main building material is brick. Different color bricks are used to provide ornamentation, window surrounds, and vertical orientation. There are metal panels above and below paired window openings used as an accent material. The contemporary brick used at the base has a rougher texture and visual composition that provides a stone-like quality to the base.

**Other Considerations:**

**Prehearing Results:** The initial prehearing occurred on September 8, 2021 – The applicant and their team were present. 12 members from the public were on the call. The second prehearing occurred on June 8, 2022.

**Comments Provided to Staff:** Nineteen (19) letters/emails of opposition were submitted for the original submission regarding the original Zoning Relief application. One letter is signed by multiple adjacent property owners. Eighteen (18) letters of support were submitted during the initial review period.

For the current proposal, an additional forty-two (42) letters of support and twenty-two (22) letters of opposition were received prior to the written submission deadline, including one petition.

The letters of opposition include the Over-the-Rhine Community Council submitting a letter of opposition to the proposed project, noting that while the Board of Trustees recommended support of the project, the full membership voted against the Board's

recommendation with a vote of 30 in favor to 34 in opposition at the April 25, 2022 meeting.

**Community Outreach:** While staff always encourages any outreach or community engagement, per the process for application of Zoning Relief in the zoning code, it is not required that an applicant contact or have community engagement to apply.

The applicant has begun community outreach to the Over-the-Rhine Community Council Economic Development and Housing Committee and has committed to engaging with the OTRCC throughout the design process prior to coming back for an application for a Certificate of Appropriateness. The dates below relate to the community engagement completed by the applicants to date:

- November 22, 2021 – Sent email to OTR Community Council President and informed him of the project and asked to present before Executive Board
- December 13, 2021 – Attended and Presented to OTR Comm. Council Executive Board of Trustees (presentation attached)
- January 4, 2022 – Attended and Presented to OTR Comm. Council Economic Development and Housing Committee (presentation attached)
- January 5, 2022 – Attended and Presented at HCB Staff Pre-Hearing
- January 10, 2022 - Attended and Answered Questions at OTR Comm. Council Executive Board of Trustees
- March 1, 2022 – OTRCC Economic Development and Housing Committee
- March 14, 2022 – OTRCC Board of Trustees
- March 28, 2022 – OTRCC Full Council Meeting
- April 5, 2022 – OTRCC Economic Development and Housing Committee
- April 11, 2022 – OTRCC Board of Trustees
- April 25, 2022 – OTRCC Full Council Meeting
- June 8, 2022 – Attended and Presented at HCB Staff Pre-Hearing

Per the applicant’s original submission prior to the March 1, 2022 presentation: “In addition to the dates above we intend to continue community engagement throughout the design and massing of the project in advance of the future Certificate of Appropriateness application. We are working directly with the Community Council to schedule these and the tentative date for the first design charrette is March 1, 2022.”

**Project timeline:** Construction is expected to begin Spring 2023 and it would be operational in Spring of 2024.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

## I. ZONING RELIEF

The following recommendations are proposed for the project proposed at 2000 Dunlap Street per the drawings submitted by New Republic dated 4.5.2022:

- A. **1410-07: APPROVE- Variance** to allow proposed density of 227 sf of land area/unit for a unit count of 44 units:
- B. **1410-07: APPROVE- Variance** of 10 feet for a zero-lot line on a portion of the lot, per plans submitted by New Republic Architecture dated 4.5.2022
- C. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
  - 2. The project is part of a Low-Income Housing Tax Credit Project and the applicants have sufficiently demonstrated that the extra units are needed to make the project economically feasible.
  - 3. Low Income and Affordable Housing are a stated goal in the Over-the-Rhine Comprehensive Plan of 2002, Plan Cincinnati, and the Mohawk Area Plan of 2021.

## II. CERTIFICATE OF APPROPRIATENESS

The following recommendations are proposed for the project proposed at 2000 Dunlap Street per the drawings submitted by New Republic dated 4.5.2022:

- A. **APPROVE** the application for a Certificate of Appropriateness for a single-family home at 1413 Elm Street per the plans submitted by Kenneth R. Bowerman Architect, Inc. dated 05.06.2022 with the following conditions:
  - 1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - 1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

# Historic Conservation Board

## Hearing Application

II Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Monday- Friday 7:30 am- 4 pm  
513-352-1559

### Section 1. SUBJECT PROPERTY

ADDRESS \_\_\_\_\_ COMMUNITY \_\_\_\_\_  
PARCEL ID(S) \_\_\_\_\_ HILLSIDE DISTRICT:  Yes  No  
BASE ZONING CLASSIFICATION \_\_\_\_\_ ZONING OVERLAY (if applicable) \_\_\_\_\_  
HISTORIC DISTRICT: \_\_\_\_\_  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME \_\_\_\_\_ CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 EMAIL \_\_\_\_\_ RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

### Section 3. OWNER

NAME \_\_\_\_\_ CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 EMAIL \_\_\_\_\_ RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

### Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

- A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply
- New Construction     Alteration     Demolition

**BRIEF DESCRIPTION OF PROJECT** (Do not write "see attached" or leave blank.)

\_\_\_\_\_

\_\_\_\_\_

### Section 5. NATURE OF ZONING RELIEF REQUESTED

- Zoning relief is NOT being requested, or select all that apply:
- Variance     Special Exception     Conditional Use     Use Variance  
 Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission  
 Urban Design Overlay District Permission     DD District Phased Development Approval

**BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED** (Do not write "see attached" or leave blank.)

\_\_\_\_\_

\_\_\_\_\_

### Section 6. SIGNATURE.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Print Name \_\_\_\_\_ Signature  Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

**Important Information:** An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, <b>AND</b> one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
<input type="checkbox"/>	Adjudication Letter <b>AND</b> worksheet issued by the Department of City Planning & Engagement – Urban Conservator’s Office. Provide all documents requested on the worksheet.
<input type="checkbox"/>	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in <b>Cincinnati Municipal Code 1433-15</b> . Please ensure your application meets these requirements.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of <b>existing and proposed</b> project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <b>existing</b> conditions of all sides/directions of the structure/property.
<input type="checkbox"/>	<b>The Hamilton County Auditor’s record showing ownership of the property.</b> If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
<input type="checkbox"/>	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to “City of Cincinnati.”

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors’ concerns or objections and can facilitate the approval of your application.

# **INSTRUCTIONS FOR APPLICATIONS REQUESTING A CERTIFICATE OF APPROPRIATENESS**

Applicants requesting a Certificate of Appropriateness must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in **Cincinnati Municipal Code 1435-09-2 AND local Historic Conservation Guidelines.** Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by the application, applicants must provide a written statement explaining how their proposed project meets the applicable Historic Conservation Guidelines.

1435-09-2. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

(a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines;

Or

(b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

(i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;

(ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness;

and (iii) Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

(aa) A property's current level of economic return; (bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents; (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return; (dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property; (ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or (ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Additionally, the City of Cincinnati Department of Planning and Engagement's website offers links to **local Historic Conservation Guidelines.** The website is <https://www.cincinnati-oh.gov/planning/historic-conservation/local-conservation-guidelines/>.

# Suder llc

Counsel for the  
Built Environment

**Sean S. Suder, Esq.**  
455 Delta Avenue  
Suite 203  
Cincinnati, Ohio 45226  
513.694.7501 (d)  
513.235.3470 (c)  
sean@ssuder.com

May 12, 2022

**VIA HAND AND EMAIL DELIVERY (*Kassandra.Maynes@cincinnati-oh.gov*)**

City of Cincinnati Historic Conservation Board  
c/o Kassandra Maynes  
805 Central Avenue, 5th Floor  
Cincinnati, Ohio 45202

Re: New Construction at 2000 Dunlap Street, Cincinnati, Ohio 45214 (the “Property”)

Hon. Historic Conservation Board:

On behalf of Over-the-Rhine Community Housing (“OTRCH”), this letter is in support of OTRCH’s application for a certificate of appropriateness (“COA”) for new construction at the above-referenced Property and OTRCH’s application for variances on the Property, which is currently pending before this Board.

## **I. Overview of the Applications**

The Property is located at the northeast corner of Dunlap Street and Henry Street in the Over-the-Rhine neighborhood of Cincinnati. A map of the area is attached as Exhibit A. The Property is zoned as Urban Mix (“UM”); it is also within a Parking Overlay District and the Over-the-Rhine Historic District. The Property is currently used as a parking lot, as shown in more detail in the Current Site Conditions marked as Exhibit B. Pictures of the surrounding streetscape are marked as Exhibit C.

OTRCH plans to construct a four-story, 44-unit residential building (the “Building”) on the Property to provide permanent supportive housing to chronically homeless people in Cincinnati. A site plan for the Building proposes is attached as Exhibit D, illustrating a timeless design that will complement the distinct character of the Over-the-Rhine Historic District.<sup>1</sup> In addition to individual apartments, the building would include office space for employees as well as common areas for the tenants to eat, study, recreate, do laundry, socialize, and talk with counselors and other care providers. The Building is proposed to be built to the lot lines, except on the northeast corner of the lot where there would be a small parking area and enclosed outdoor courtyard.

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<sup>1</sup> Snapshots of Exhibit D are included in this letter as visual aids.

The City has already determined that OTRCH’s intended use of the Property constitutes “congregate housing,” as defined in § 1401-01-C19 of Cincinnati Zoning Code (“CZC”): “Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services and other support services appropriate for the residents.” This use is permitted by right in the UM District pursuant to CZC § 1410-5, as the City has confirmed in the Zoning Verification letter attached as Exhibit E.

OTRCH has previously applied for variances under CZC § 1445-15 from the UM District’s density and setback regulations.<sup>2</sup> At its regularly scheduled meeting on January 24, 2022, the Board reviewed OTRCH’s variance application, which City Staff recommended for approval. The Board continued the hearing until OTRCH filed for a COA. Now that OTRCH has applied for a COA under CZC § 1435-09-2, OTRCH respectfully requests that the Board resume consideration of the variance application in conjunction with the COA application.

For the reasons more fully set forth herein, the Board should approve both the COA and the variances because OTRCH has met every legal requirement necessary for both applications.

## **II. Conformity with Guidelines**

The Board should approve the application for a COA under CZC 1435-09-2(a) because, as explained below, the proposed building substantially conforms to the Over-the-Rhine Historic District Conservation Guidelines for New Construction (the “Guidelines”).

### *1. Infill Construction*

The Guidelines allow for infill construction on vacant sites to reduce gaps that weaken the streetscape.<sup>3</sup> Filling in those gaps between buildings, such as the one that currently exists at the Property, will “improve the physical quality and economic quality of the neighborhood.”<sup>4</sup> The proposed Building will enhance the streetscape of Henry and Dunlap Streets, provide new housing opportunities to reduce homelessness, and increase the number of stable, healthy residents who can contribute to the Cincinnati economy.

### *2. No Replication*

The Guidelines provide that new construction should complement but not replicate existing buildings.<sup>5</sup> The proposed building, which was designed by Over-the-Rhine-based New Republic Architecture, is unique, incorporating materials and features from existing neighborhood buildings while fashioning a new form that does not exist anywhere else in the neighborhood.

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<sup>2</sup> Application #ZH20210183.

<sup>3</sup> Guidelines at § A(1).

<sup>4</sup> *Id.*

<sup>5</sup> *Id.* at § A(2).

### 3. *Composition.*

As required by the Guidelines,<sup>6</sup> the Building has a well-defined base, middle, and top, and has an overall vertical emphasis. The first floor is taller than the other floors, so as to set the first floor apart visually from the rest of the Building. On much of the Building, the line between the first and second floor is also marked by a change in materials, with the first floor being comprised of a distinctive light gray brick to contrast with the upper floors. The second, third, and fourth floors all feature tall window openings in vertical bays that pull the eye upward. Some of the vertical bays are outlined in a dark brick border from second to fourth floor; creating vertical elements to break up the elevations. Across the entire top of the Building is a bold cornice that clearly marks the vertical termination point.



### 4. *Roofs.*

The Guidelines provide those roofs should be similar to adjacent buildings and have little or no overhang.<sup>7</sup> As with nearly all the nearby and adjacent structures, the Building's roof would have no overhang and would not be visible above the principal façade.

### 5. *Window Openings.*

In accordance with the Guidelines, clear windows occupy a significant proportion of the Building's façade and are taller than they are wide. Most are double-hung windows. The grouping of the windows acknowledges the historic placement of windows in other historic industrial and residential buildings in the neighborhood, including for example, the Perseverance residential project on Vine Street, the Dunlap Flats residential project at 1908 Dunlap Street, the property located at 1915 Elm Street, and the property located at 2070 Elm Street.



### 6. *Storefronts.*

Although the Building is not used for retail, the front entrance at southwest corner of the Building is evocative of a historic storefront. As previously stated, the ground floor is taller than the upper floors; the metal roof over the entrance further separates the entrance from the upper floors. The entrance also has large, fixed, glass windows framed by pilasters that increase

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<sup>6</sup> *Id.* at § B(1).

<sup>7</sup> *Id.* at § B(2).

verticality and provide a pedestrian scale. Although the “Storefront” section of the Guidelines is inapplicable, the Building conforms with it nonetheless.<sup>8</sup>



### 7. *Setback.*

The Guidelines clearly state that “[i]n most cases new construction on corner sites should be built up to the edge of both outside property lines.”<sup>9</sup> Being located on the corner of Henry and Dunlap Streets, OTRCH plans to build to the lot lines. Additionally, the building that previously stood on this Property was built to the lot lines, and, therefore, the proposed zero lot line building is in keeping with the historic building fabric of the Property. (See below for a picture of the building that previously stood on the Property).



### 8. *Rhythm.*

The Guidelines state that “[n]ew buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district.”<sup>10</sup> Although the entire lot is only 100 feet wide on each side, the Building breaks up its façades with purposeful material changes and window placement. Consider the south and west elevations, which will be most

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<sup>8</sup> *Id.* at B(4).

<sup>9</sup> *Id.* at B(5).

<sup>10</sup> *Id.* at B(6).

visible to passersby. The west elevation has three distinct sections, broken up by alternating contrasting brick courses.



The south elevation has fewer material changes but features a large proportion of windows grouped in vertical bays that direct the eye upward rather than horizontally.



All elevations purposely include a mix of window groupings, with the paired windows serving to separate the walls into smaller lengths and provide a steady rhythm for the viewer.

### 9. *Emphasis.*

The Guidelines provide that “[n]ew residential and mixed-use construction should have a vertical emphasis.”<sup>11</sup> As explained herein, the Building breaks up the horizontality of its façades with numerous vertical elements. The tripartite base, middle, and top draw attention upward, as do the plentiful windows which are narrow in shape and point up. The materials changes also serve to orient the Building vertically by breaking up the façade into smaller sections.

### 10. *Height.*

The Guidelines provide that new construction should not vary by more than one story from adjacent contributing buildings.<sup>12</sup> The structures nearest the Property—2008 Dunlap and 2001 Elm—are non-contributing buildings. The nearest structures which are contributing are those 1926 Henry, 2007 Dunlap, and 2009 Elm, all of which are three-story buildings. Because the Building would be four stories, it conforms with Guidelines with respect to height and falls in the normal range of Over-the-Rhine buildings: “between two and five-stories.” Additionally, the building that previously stood on this Property was four stories and, therefore, the proposed four-story building is in keeping with the historic building fabric of the Property. (See below for a picture of the building that previously stood on the Property).



### 11. *Materials.*

The dominant material for the Building is brick, in keeping with the character of the district. Accent materials include metal, stone, and cementitious siding. Although the latter is likely not present on historic buildings, it has the same appearance as wood and will stand up better to the elements. Thus, the Building’s materials are in keeping with the appearance of the district’s existing historic buildings.<sup>13</sup>

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<sup>11</sup> *Id.* at B(7).

<sup>12</sup> *Id.* at B(8).

<sup>13</sup> *Id.* at B(9).

### III. Variances

In addition to this COA application, OTRCH has previously applied for two variances from the UM District’s Development Regulations in CZC 1410-07. First, the UM District only allows for 14 units by right on the Property, which is unreasonable in a neighborhood as dense and populated as Over-the-Rhine. OTRCH, therefore, requests a variance to build and operate 44 units to make the Building financially viable and provide much needed housing in the City. Second, the UM District requires a 10-foot rear setback from which OTRCH requests a variance to build to the rear lot line of the Property.

Included in the Board’s packet for case number #ZH20210183 is a written statement by OTRCH in support of the variances along with a staff report from the Urban Conservator recommending approval of the variances. In addition to the thorough reasoning in OTRCH’s statement and the staff report, OTRCH hereby provides the following supplemental justification for the variances.

#### 1. *Practical Difficulties.*

An area variance is appropriate when, “[o]wing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.”<sup>14</sup> In assessing practical difficulties, courts use the balancing test from *Duncan v. Middlefield*.<sup>15</sup> The so-called “Duncan Factors” include the following considerations, none of which is controlling on its own:

- (1) whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) whether the variance is substantial;
- (3) whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- (5) whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.<sup>16</sup>

With respect to the Property and the proposed Building, each of the *Duncan* Factors weighs toward granting the variances.

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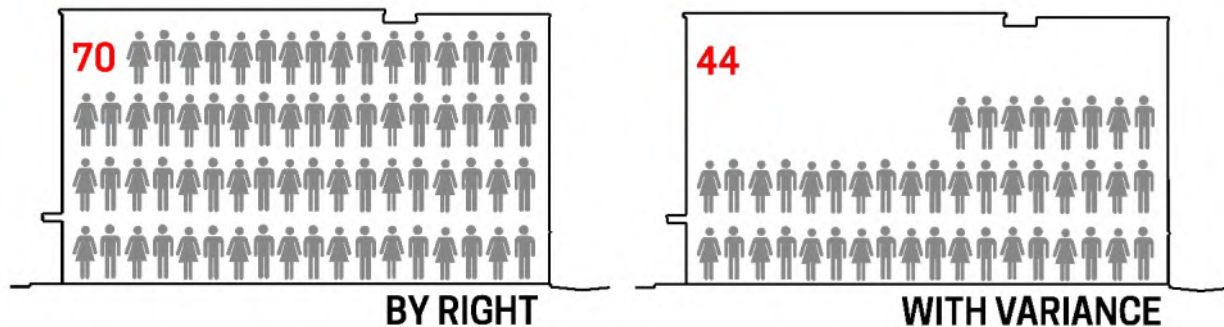
<sup>14</sup> CZC § 1445-15(a).

<sup>15</sup> 23 Ohio St.3d 83, 491 N.E.2d 692 (1986).

<sup>16</sup> *Duncan*, 23 Ohio St.3d at 86.

First, the UM District’s density and setback regulations are entirely unreasonable for as dense a neighborhood as Over-the-Rhine and prevent OTRCH from yielding a reasonable return on a use that is expressly called for in relevant planning documents. The Mohawk Area Plan, the Brewery District Plan, Plan Cincinnati, and the Over-the-Rhine Comprehensive Plan all call for diverse housing opportunities, especially affordable housing that can serve lower income persons. The Building will further this goal, but OTRCH needs Low Income Housing Tax Credits (“LIHTC”) to make the project financially viable. Obtaining LIHTC depends on building at a scale not possible under the UM District’s regulations as written. Variances of the density and setback requirements are therefore necessary for OTRCH to yield a reasonable return on the Building and provided much needed housing in the City.

Existing density maximums, such as those applicable to the Property, are artificially low and create unnecessary constraints on housing supply in the City. Further, density regulations are intended to address overcrowding, yet they only address the number of units on a property rather than the number of people residing on a Property. For example, under the existing applicable 14 dwelling unit per acre density maximum, 14 units of any size or number of bedrooms could be constructed on the Property. There could be an average of four persons in a unit, or 64 people residing on the Property as a matter of right. OTRCH is proposing 44 units on the Property, each accommodating one resident. Further, a hotel is permitted as of right on the Property; a use that would be much more intensive than 44 apartment units. As such, the proposed number of people living on the Property, 44, is far less than what could be permitted by right. Please see the below illustrations of this point, which are also attached as Exhibits H and I.



Second, the variances for which OTRCH has applied are not substantial. Building to the lot lines is not an extraordinary request; in fact, the Guidelines require that infill construction on corner lots should be built to the lot lines. And as the staff report pointed out, the Board has granted much larger density variances to other properties: “If they were permitted to have the same density allowed as the densest multi-family new construction project approved within the Over-the-Rhine Historic District, they would be permitted 54 units.” Thus, OTRCH’s request for 44 units is not a substantial departure from the UM District’s Development Regulations.

Third, the variances would not alter the essential character of or have an adverse impact on the neighborhood. Again, the Guidelines require zero-lot line setbacks; thus, the setback variance would help preserve the neighborhood character. Neither would increased density adversely affect the neighborhood, as the Mohawk Area is already in keeping with Over-the-Rhine’s character as

a very dense neighborhood. (Some of the neighbors argue that the Building would change the neighborhood by the nature of its use. This argument is misguided: the presence of congregate housing is not new in the Mohawk Area, as Logan Towers is less than 2 blocks away from the Property. And even if congregate housing was not present, the use is permitted by right: changes to the essential character under *Duncan* should refer to the relief actually requested, *i.e.* the setback and density variances.)

Fourth, the variances will have no adverse effect on the delivery of government services. The staff report identified no such risk. While some neighbors allege that building to the lot line could hinder first responders from accessing Colby Alley, this is unlikely. North and south of the Property, existing structures already abut Colby Alley at the lot line. Further, Colby Alley is quite narrow; in an emergency situation, first responders would likely use Dunlap or Elm to access a property in trouble.

Fifth, OTRCH acquired the Property before the UM District was in place. Race Street Tenant Association bought the Property in 1992; OTRCH merged with the Association in 2006; and the UM District took effect in 2007. Thus, OTRCH had vested rights in the Property prior to the setback and density regulations at issue here.

Sixth and seventh, while OTRCH might be able to yield a reasonable return on the Property by pursuing some other use, substantial justice requires granting the variance. OTRCH is looking to carry out the work that all relevant planning documents request: more housing, and more affordable housing. The specific regulations of the CZC are aimed at carrying out the City's planning goals. Fairness demands that the Board accommodate OTRCH's attempts to carry out an important planning objective. To the extent that a literal interpretation of the CZC would prevent OTRCH from helping achieve the City's goals, practical difficulties exist sufficient to justify variances.

## 2. *Preservation of a Property Right Enjoyed by Others.*

An area variance is also appropriate where it is "necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity." There is direct precedent throughout Over-the-Rhine for multi-family building of this size and density. As OTRCH cannot practicably enjoy its right to use the Property for congregate housing under the existing UM District Development Regulations, the Board should grant the requested variances.

## 3. *Neighbors' Ad Hominem Attacks on the Chronically Homeless.*

The Board's packet also includes letters from a few neighboring property owners that significantly confuse the issues and improperly focus on the types of persons for which the Building is being developed. The Board must focus on what is being constructed rather than who it is being constructed for and must disregard those arguments.

First and foremost, the primary motivation of many of the neighbors in opposition appears to be excluding the people OTRCH intends to house: the chronically homeless and most vulnerable in Cincinnati. One letter in opposition cites the number of bars in the area, alleging that the

Building’s residents will not be able to handle the “temptation.” Another states that the Building “would kill the current vibe.” Yet another letter suggests that “providing housing for the homeless population” at the Property could “potentially increase health and safety concerns for the existing residents and visitors.” Most of the opposition contends that some housing is needed for the chronically homeless, just not on the Property. Make no mistake, if OTRCH was proposing to lease this same Building at market rate to young professionals, these same neighbors would be cheering for the variances.

This sort of blatant NIMBY-ism (“not in my back yard”) that focuses on the person rather than the use is prohibited by both state and federal law, and the Board should reject any such appeal based on who might live in the Building. The First District Court of Appeals has held that “zoning laws may regulate the use of the land, not the identity of the users.”<sup>17</sup> Further, OTRCH’s intended residents at the Property are protected as disabled persons under the Federal Fair Housing Act,<sup>18</sup> the Ohio Fair Housing Act,<sup>19</sup> Title II of the Americans with Disabilities Act,<sup>20</sup> and Section 504 of the Rehabilitation Act.<sup>21</sup> Those statutes not only prohibit the Board from discriminating against the likely residents in considering these applications, but they also impose an affirmative duty to provide reasonable accommodations—including making exceptions to zoning and land use regulations. Thus, even if the Board finds that OTRCH has not met its burden for the COA or the variances, the Board should nonetheless approve the applications as reasonable accommodations for OTRCH’s intended residents to use and enjoy housing at the Property.

Second, several of the neighbors in opposition suggest that OTRCH’s use is not permitted in the UM District. City staff has already determined that the Building qualifies as congregate housing, a use permitted by right. References to “transitional housing” are misplaced. The CZC defines “transitional housing” as “housing designed to assist persons in obtaining skills necessary for living in permanent housing.”<sup>22</sup> These are terms of art in the world of affordable housing: the Department of Housing and Urban Development defines “transitional housing” and “permanent supportive housing” as entirely separate things.<sup>23</sup> The Board should therefore resist calls for a use variance and other baseless arguments aimed at preventing OTRCH from exercising its right to use the Property for congregate housing.

Third, some of the opponents argue that the Building will cause traffic congestion and have an adverse impact on the neighborhood’s parking. The fact of the matter is that almost none of OTRCH’s residents will own a car, and the site plan calls for just two parking spots for cars. Employees and residents will largely walk, bike, or use public transit. The idea that the Building might cause some massive influx of cars simply has no basis in the actual plans that OTRCH has proposed. And although the Property is currently used for a parking lot, OTRCH has no obligation to provide parking for the neighborhood. To the contrary, the Property is exempt from all parking requirements by nature of being in the Parking Overlay District.

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<sup>17</sup> *Phillips Supply Co. v. Cincinnati Zoning Bd. of Appeals*, 2014-Ohio-3203, 17 N.E.3d 1, ¶ 14 (1st Dist.).

<sup>18</sup> 42 U.S.C. § 3604(f)(3)(A)-(B).

<sup>19</sup> R.C. 4112.02(H)(18)(a), (19).

<sup>20</sup> 42 U.S.C. § 12132.

<sup>21</sup> 29 U.S.C § 794.

<sup>22</sup> CZC § 1401-01-T.

<sup>23</sup> 24 CFR § 578.3.

#### **IV. Conclusion**

In summary, OTRCH has applied for and met the requirements for a COA, for a setback variance, and for a density variance. Thus, OTRCH respectfully asks that the Board approve the COA and the variances requested for the Property. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SS', with a long horizontal line extending to the right.

Sean S. Suder

*Counsel for Over-the-Rhine Community Housing*

c: Mary Burke Rivers  
Ben Eilerman  
Ashley Finke  
Andy Hutzel

## **EXHIBIT LIST**

Exhibit A: Context Map

Exhibit B: Current Site Conditions

Exhibit C: Current Streetscape

Exhibit D: Site Plan

Exhibit E: Zoning Verification Letter

Exhibit F: Adjudication Letter and Worksheet

Exhibit G: Hamilton County Auditor's Property Report

Exhibit H: Illustration of 70 Residents Allowed by Right

Exhibit I: Illustration of 44 Residents with a Variance

Exhibit J: List of Witnesses and Legal Counsel



**EXHIBIT  
B**

# CURRENT SITE CONDITIONS

(Taken from CAGIS)



**EXHIBIT  
C**

# STREETSCAPE CONTEXT

(Photos taken from Google Street View)



The corner of Henry Street and Dunlap Street, facing northeast toward the subject property currently used as a parking lot.



Dunlap Street, facing north: F.L. Emmert Company's building at 2007 Dunlap on the left, and the non-contributing building at 2008 Dunlap on the right.



Dunlap Street north of the subject property, facing south toward the subject property: F.L. Emmert Company’s building at 2077 Dunlap on the right and Cincinnati Industrial Auctioneers, Inc.’s building at 2020 Dunlap on the left.



Dunlap Street north of the subject property, facing south toward the subject property: residential buildings on either side from 2027 to 2036 Dunlap.



Dunlap Street, facing south of the subject property: the Dunlap Cafe at 2008 Dunlap on the left, and Delhi Foods building at 1800 Central Parkway on the right.



Dunlap Street facing south: a residential building at 1909 Dunlap on the right, and Bartlett & Weigle Co., LPA at 220 Findlay on the right.



Dunlap Street facing south towards Findlay Street: a residential building at 216 Findlay on the left.



Henry Street, facing east: the subject property on the left, and the Dunlap Cafe at 1926 Dunlap on the right.



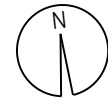
Henry Street, facing west toward the subject property: a residential building at 1923 Elm on the left and a non-contributing building on the right at 2001 Elm.



Henry Street, facing west toward Branch Street: the Delhi Foods building at 1800 Central Parkway on the left, and the F.L. Emmert Company building at 2007 Dunlap on the right.

**EXHIBIT**  
**D**

**ARCHITECTURAL SITE PLAN**



SCALE: 1/64" = 1'-0"

SITE PLAN  
**A00**

**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
APRIL 5, 2022  
NR PROJECT NUMBER: 21-084

**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING



**FIRST FLOOR PLAN**

**GENERAL NOTES**

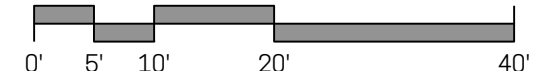
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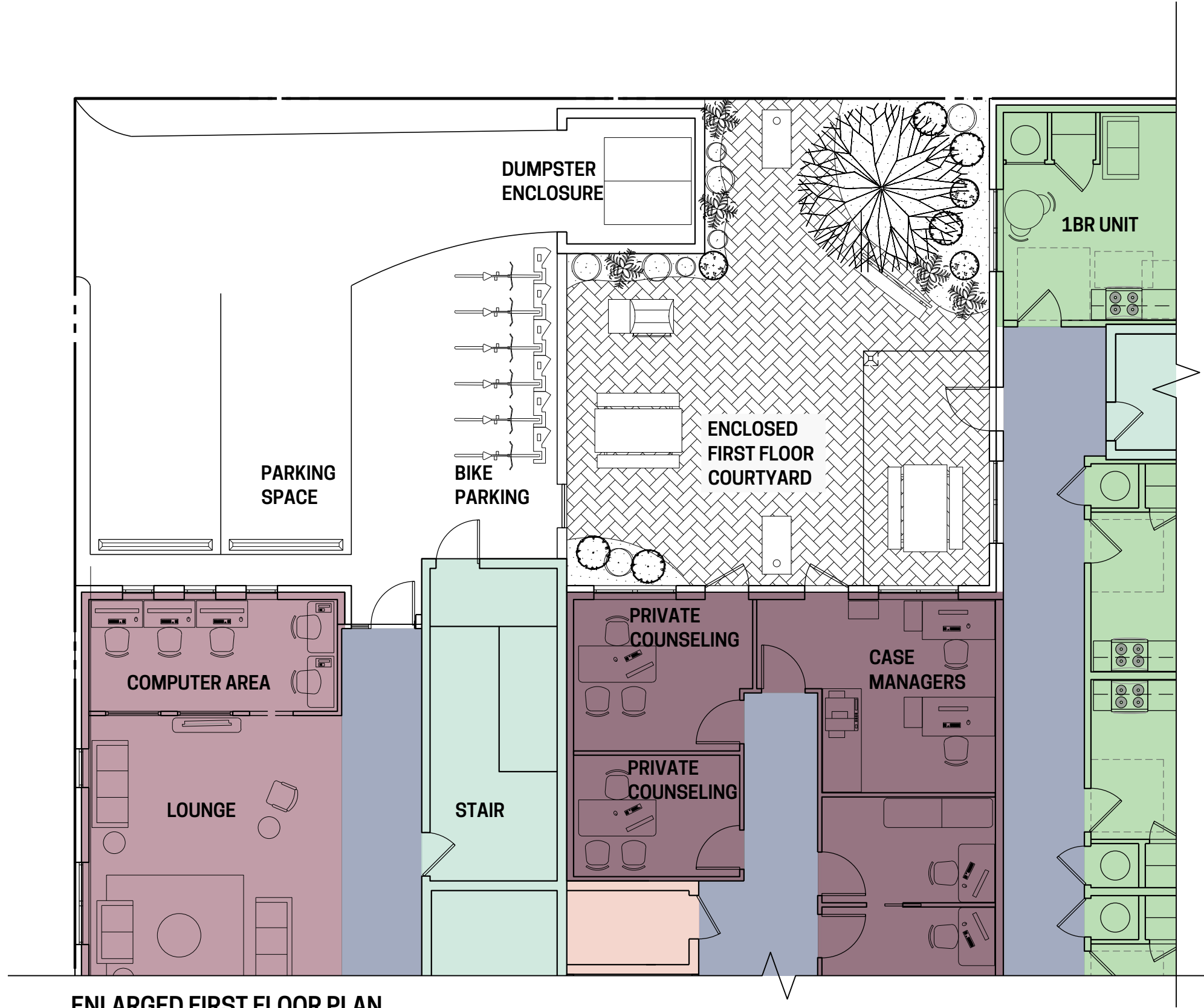
**1. KEY**

- RESIDENTIAL
- MAJOR VERTICAL PENETRATIONS
- COMMON CIRCULATION
- DEDICATED PROGRAM
- COMMON PUBLIC
- SUPPORT

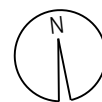


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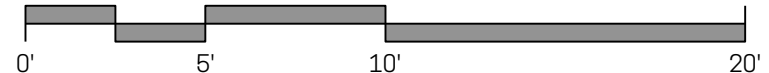




**ENLARGED FIRST FLOOR PLAN**



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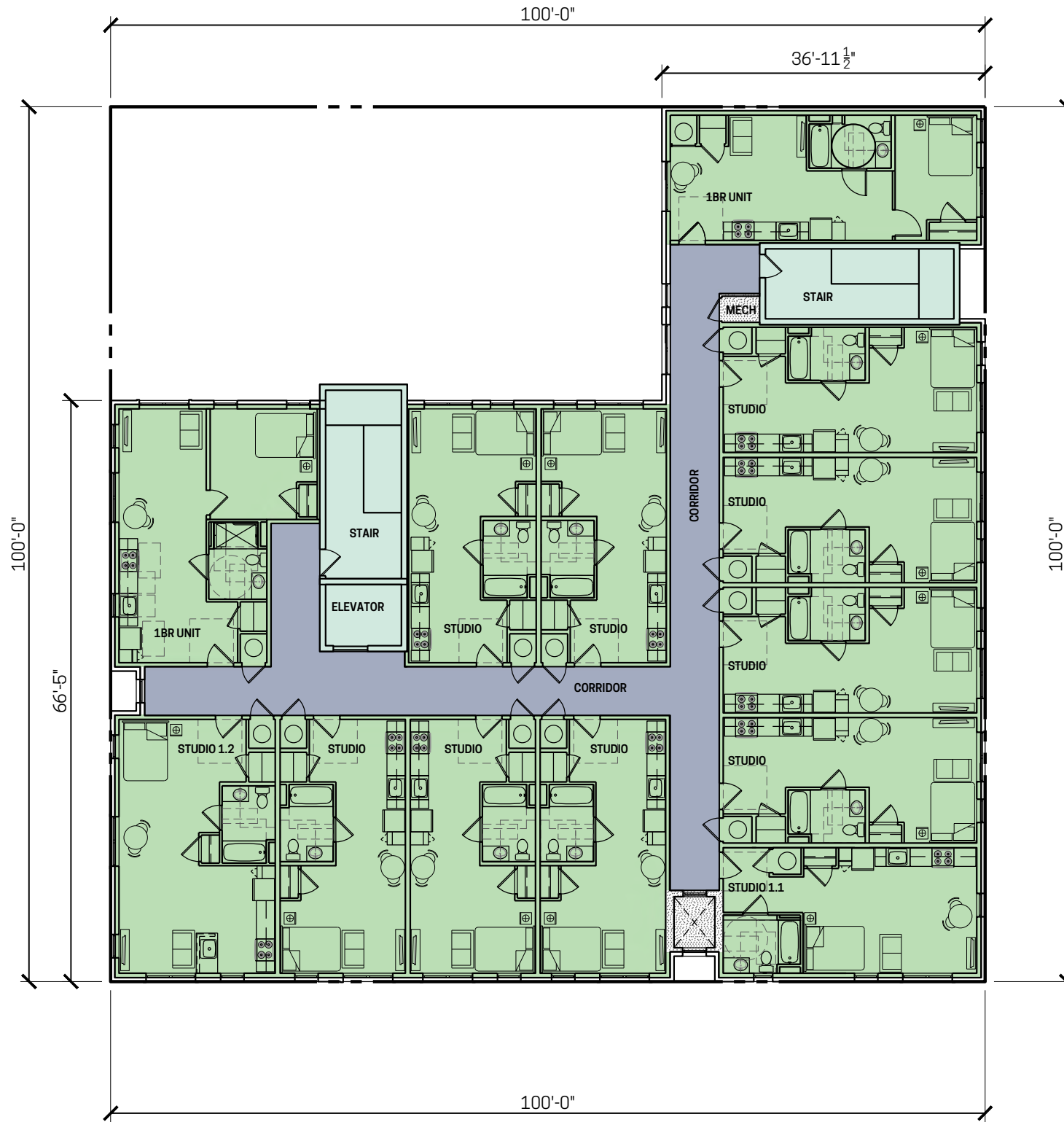


**DUNLAP+HENRY PSH**  
 2000 DUNLAP ST  
 CINCINNATI, OH 45214  
 APRIL 5, 2022  
 NR PROJECT NUMBER: 21-084

**DUNLAP LIHTC**  
 PERMANENT SUPPORTIVE HOUSING  
 NEW CONSTRUCTION

BUILDING PLANS

**A1.1**



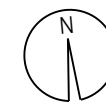
**SECOND FLOOR PLAN (THIRD and FOURTH FLOORS SIMILAR)**

**GENERAL NOTES**

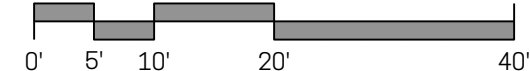
A. PROGRAM CALCULATIONS ARE BASED ON SQUARE FOOTAGES DERIVED FROM THE HATCHED AREAS NOTED BELOW.

**1. KEY**

- RESIDENTIAL
- MAJOR VERTICAL PENETRATIONS
- COMMON CIRCULATION
- DEDICATED PROGRAM
- COMMON PUBLIC
- SUPPORT

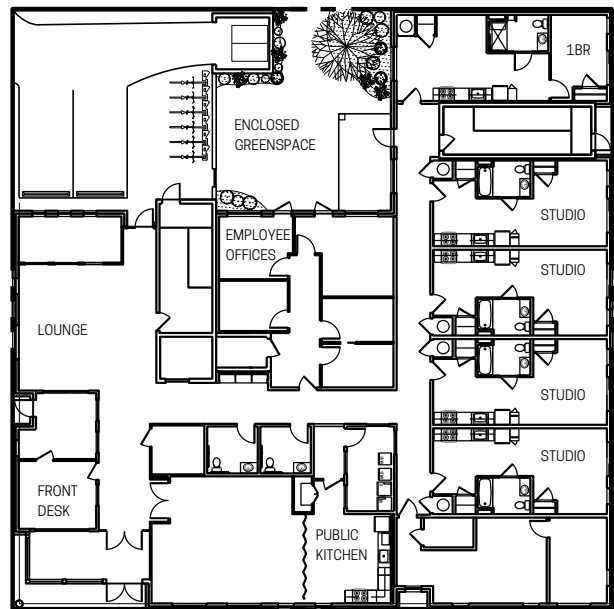


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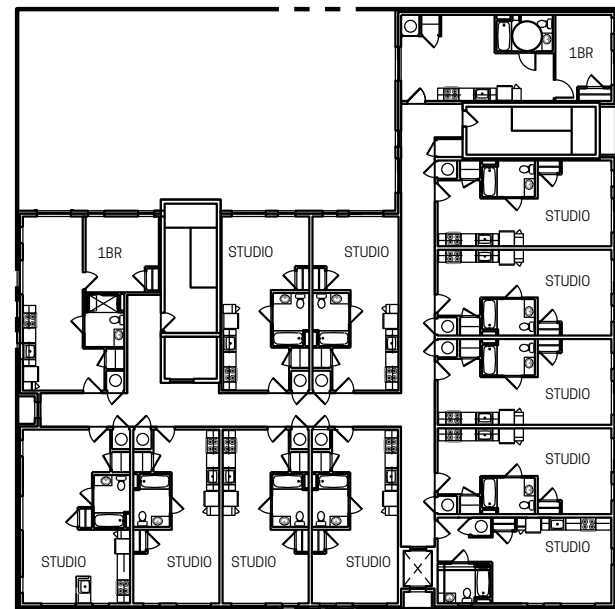




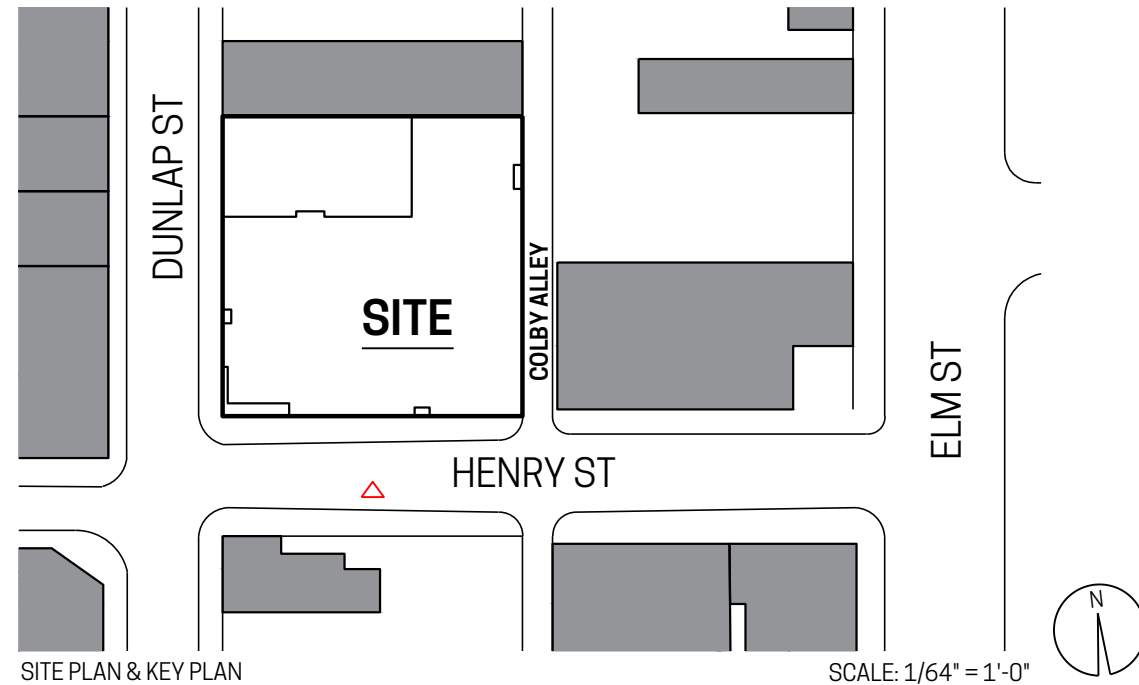
**SOUTH ELEVATION** SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN** SCALE: 1/32" = 1'-0"



**TYPICAL FLOOR PLAN** SCALE: 1/32" = 1'-0"



**SITE PLAN & KEY PLAN** SCALE: 1/64" = 1'-0"

**DUNLAP+HENRY PSH**  
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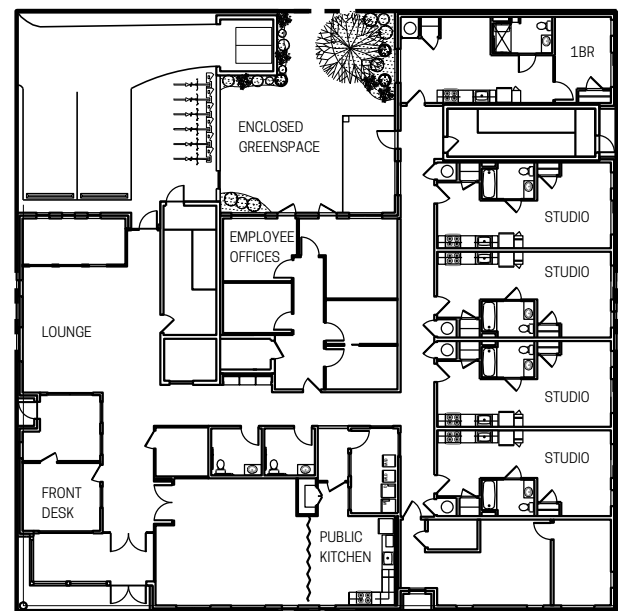
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PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

BUILDING  
ELEVATIONS  
**A21**



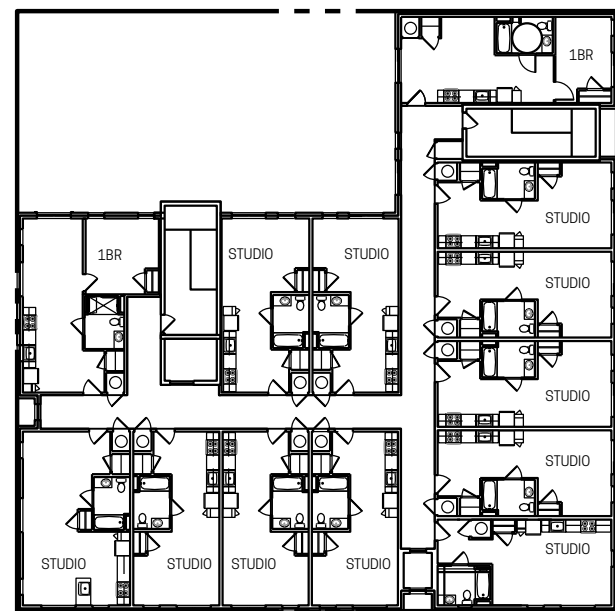
**WEST ELEVATION**

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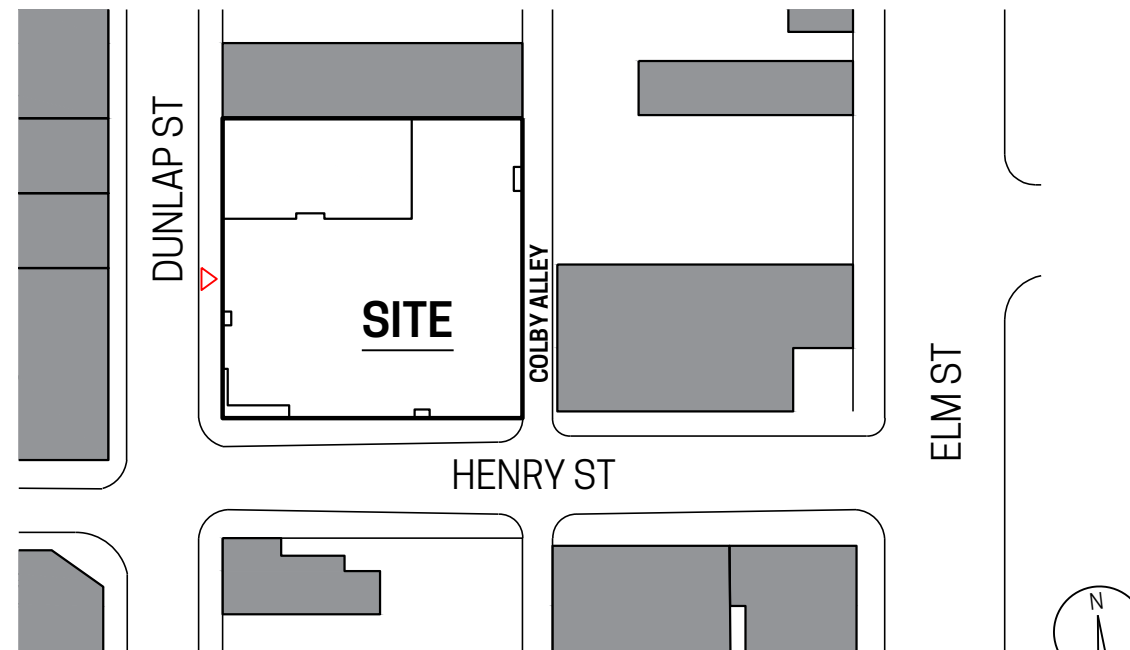
FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"



TYPICAL FLOOR PLAN

SCALE: 1/32" = 1'-0"



SITE PLAN & KEY PLAN

SCALE: 1/64" = 1'-0"

**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214

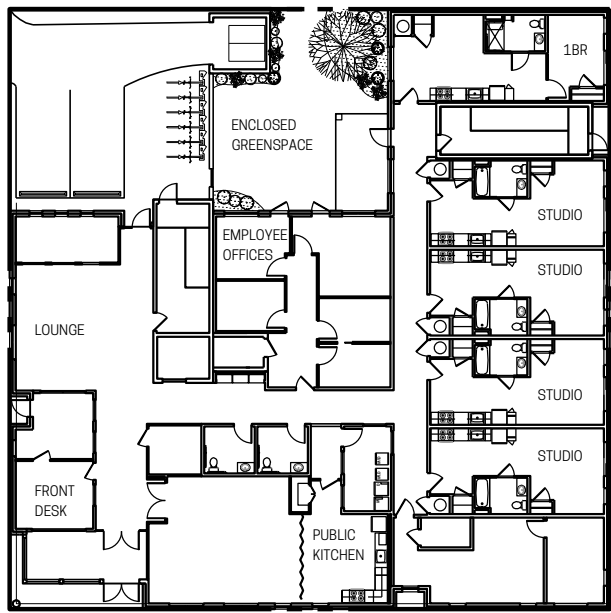
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**DUNLAP LIHC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

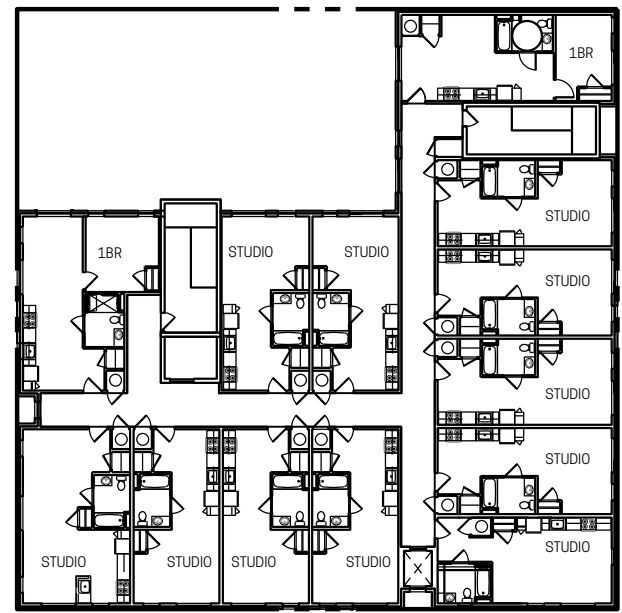
BUILDING  
ELEVATIONS  
**A21**



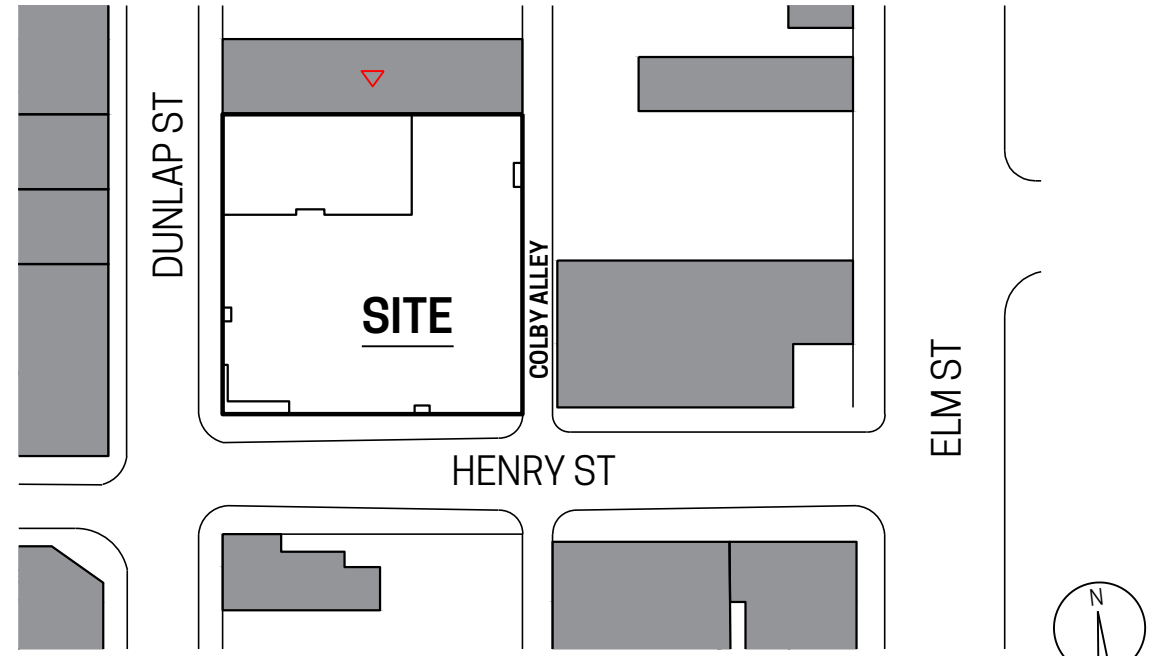
**NORTH ELEVATION** SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN** SCALE: 1/32" = 1'-0"



**TYPICAL FLOOR PLAN** SCALE: 1/32" = 1'-0"



**SITE PLAN & KEY PLAN** SCALE: 1/64" = 1'-0"

**DUNLAP+HENRY PSH**  
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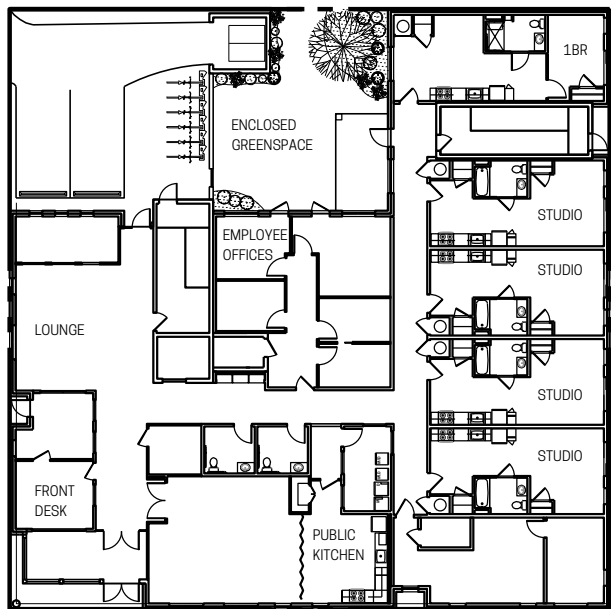
**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

BUILDING  
ELEVATIONS  
**A21**



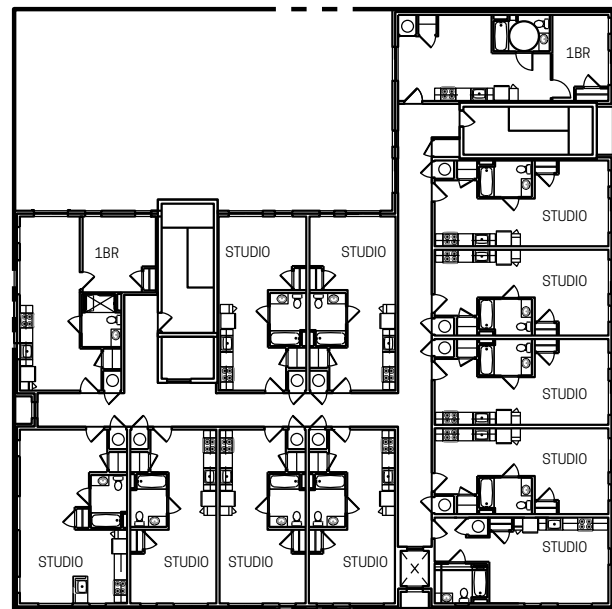
**EAST ELEVATION**

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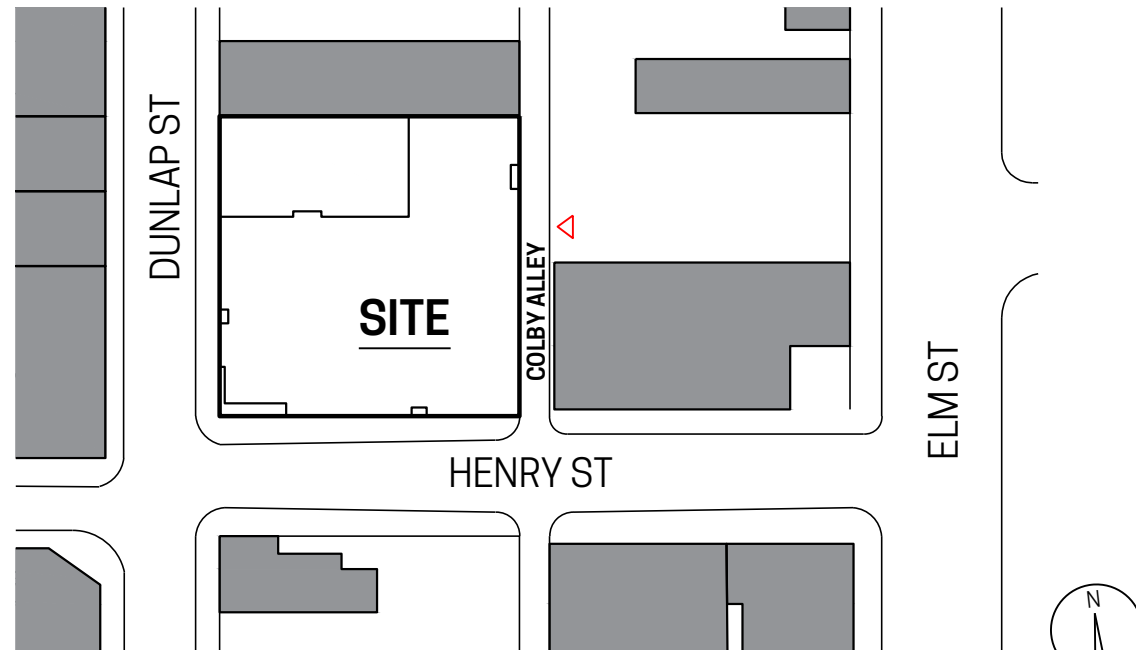
FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"



TYPICAL FLOOR PLAN

SCALE: 1/32" = 1'-0"



SITE PLAN & KEY PLAN

SCALE: 1/64" = 1'-0"

**DUNLAP+HENRY PSH**

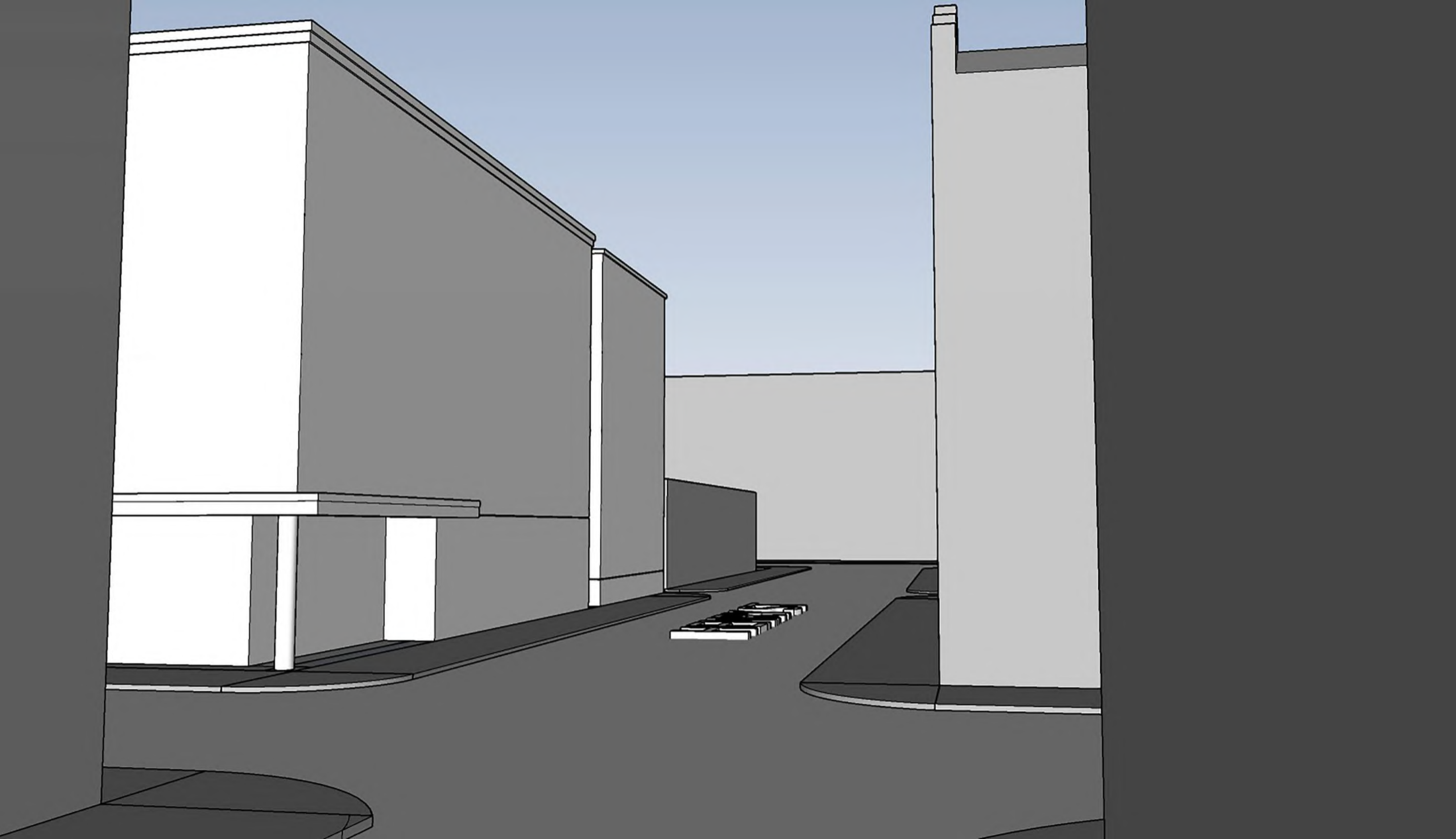
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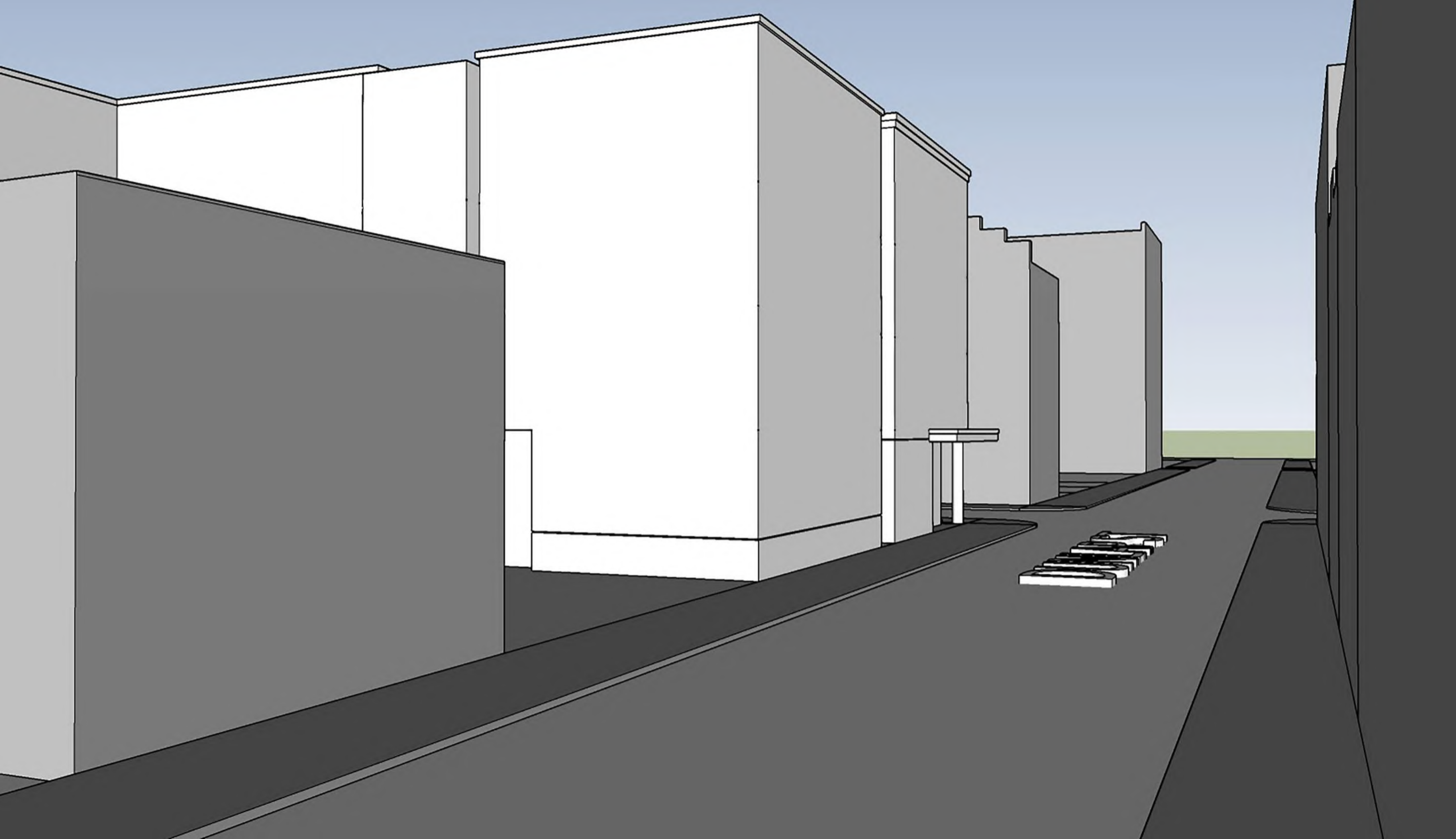
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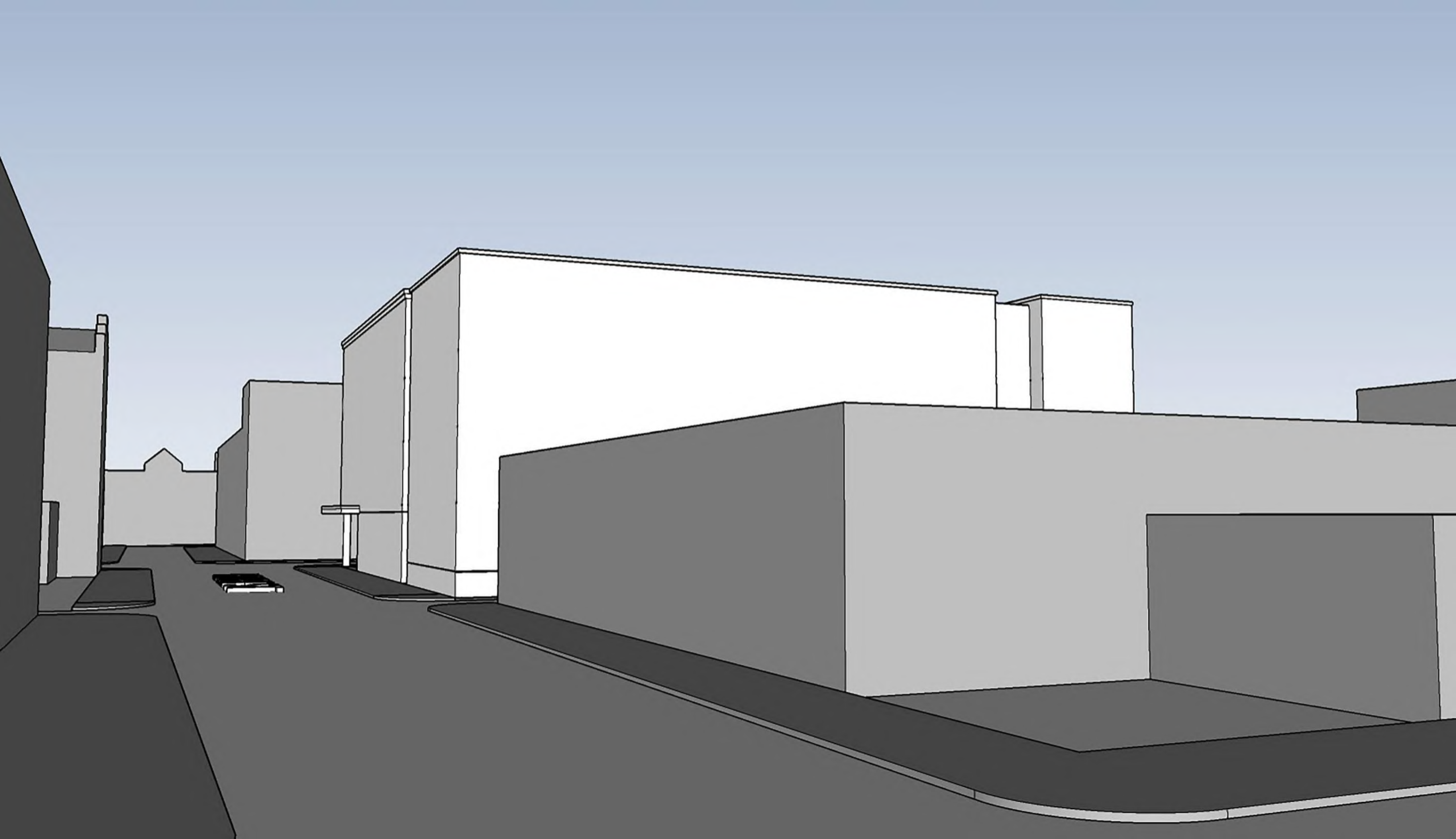
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NEW CONSTRUCTION

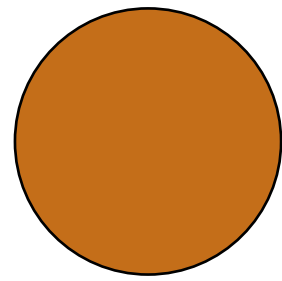
BUILDING  
ELEVATIONS  
**A21**







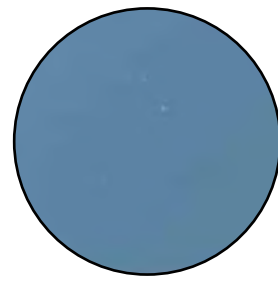




PacClad\_Terra Cotta



Belden\_Napier  
Blead Velour



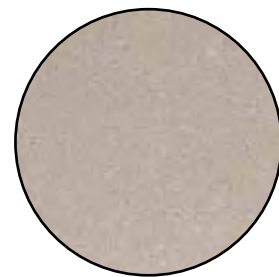
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(or similar)



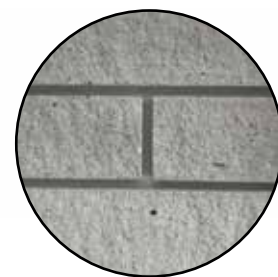
Belden\_Carbon  
Black Smooth



## HENRY STREET (SOUTH) ELEVATION



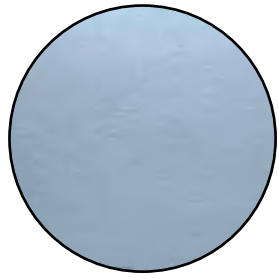
Indiana Caststone  
(or similar)



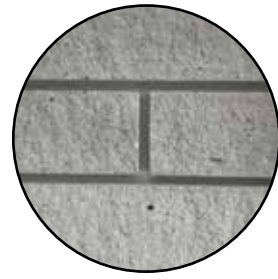
Arriscraft\_Contemporary  
Brick (or similar)

### DUNLAP + HENRY PERMANENT SUPPORTIVE HOUSING

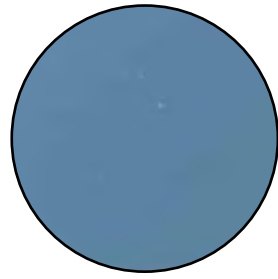
2000 DUNLAP STREET  
CINCINNATI, OH 45214  
APRIL 15, 2022  
NR PROJECT NUMBER: 21-084



Smooth Blue-Gray cementitious siding (or similar)



Arriscraft\_Contemporary Brick (or similar)



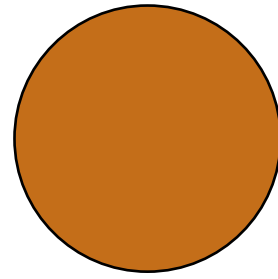
Blue-Gray metal panel (or similar)



Belden\_Napier Blend Velour



Belden\_Carbon Black Smooth



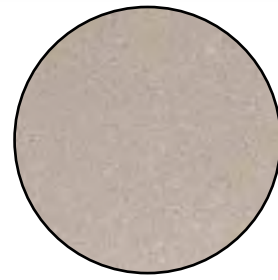
Orange Metal Panel (or similar)



# DUNLAP STREET (WEST) ELEVATION



Smooth Gray cementitious siding (or similar)

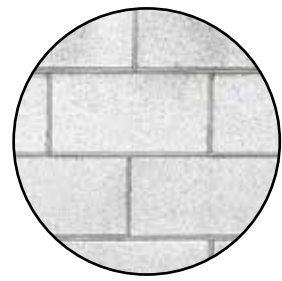


Indiana Caststone (or similar)

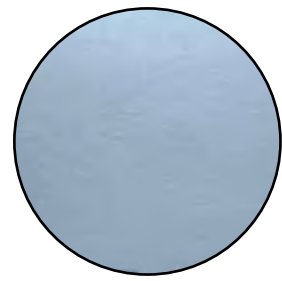
IF DISPLAYED AT 11"x17"  
**SCALE: 1/8" = 1'-0"**

## DUNLAP + HENRY PERMANENT SUPPORTIVE HOUSING

2000 DUNLAP STREET  
CINCINNATI, OH 45214  
APRIL 15, 2022  
NR PROJECT NUMBER: 21-084



CMU Block



Smooth Blue-Gray cementitious siding (or similar)



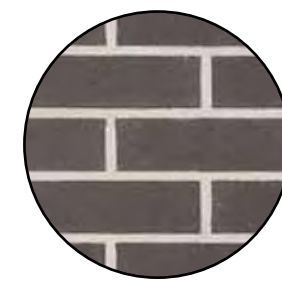
Smooth Gray cementitious siding (or similar)



Blue-Gray metal panel (or similar)



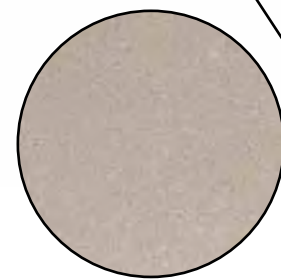
Belden\_Napier Bleand Velour



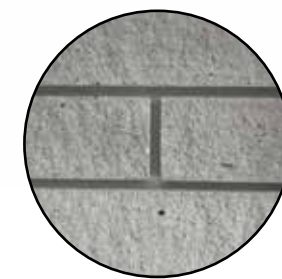
Belden\_Carbon Black Smooth



# REAR (NORTH) ELEVATION



Indiana Caststone (or similar)



Arriscraft\_Contemporary Brick (or similar)

## DUNLAP + HENRY PERMANENT SUPPORTIVE HOUSING

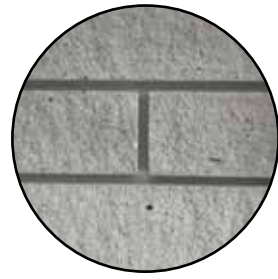
2000 DUNLAP STREET  
CINCINNATI, OH 45214  
APRIL 15, 2022  
NR PROJECT NUMBER: 21-084



Belden\_Napier Blend Velour



Smooth Gray cementitious siding (or similar)



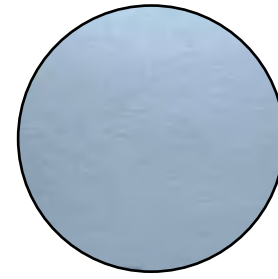
Arriscraft\_Contemporary Brick (or similar)



Indiana Caststone (or similar)



Belden\_Carbon Black Smooth



Smooth Blue-Gray cementitious siding (or similar)



# ALLEY (EAST) ELEVATION

IF DISPLAYED AT 11"x17"  
**SCALE: 1/8" = 1'-0"**

## DUNLAP + HENRY PERMANENT SUPPORTIVE HOUSING

2000 DUNLAP STREET  
CINCINNATI, OH 45214  
APRIL 15, 2022  
NR PROJECT NUMBER: 21-084



**EXHIBIT  
E**



November 24, 2021

BEN EILERMAN  
114 W 14TH ST  
CINTI, OH 45202

SUBJECT:    Record Number:    ZV21000409  
.....           Parcel:                    009600050116                    .....  
                 Address:                    2000 DUNLAP ST  
                 Zoning District:        UM  
                 Request:                    ZONING VERIFICATION LETTER

Dear    BEN EILERMAN

I have received and reviewed your request for zoning verification of 2000 Dunlap Street (parcels 096-0005-0116, 096-0005-0117, 096-0005-0118, and 096-0005-0119) The subject property is located in the UM (Urban Mix) Zoning District as described in Chapter 1410 of the Cincinnati Zoning Code. The UM Zoning District is intended to provide a balance of uses and amenities fostering a vital economic, livable and cultural area and enhance its urban and aesthetic qualities.

The subject property is also located in the Over-the-Rhine Local Historic Overlay District. Per § 1435, no one shall make an alteration or undertake a demolition, or receive any permit to do so, in an Historic District without first obtaining a Certificate of Appropriateness from the Historic Conservation Board or the Urban Conservator (§ 1435-09). The property is also located in an Urban Parking Overlay. Per Section 1425-04 and Ordinance 293-2018, the “Required Parking Spaces” for the district do not apply within the Overlay area; therefore, no parking is required for the subject property.

Congregate Housing is defined in the Zoning Code as “Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services and other support services appropriate for the residents.” Congregate Housing is a permitted use in the UM District.

No outstanding zoning violations were identified on the subject property.

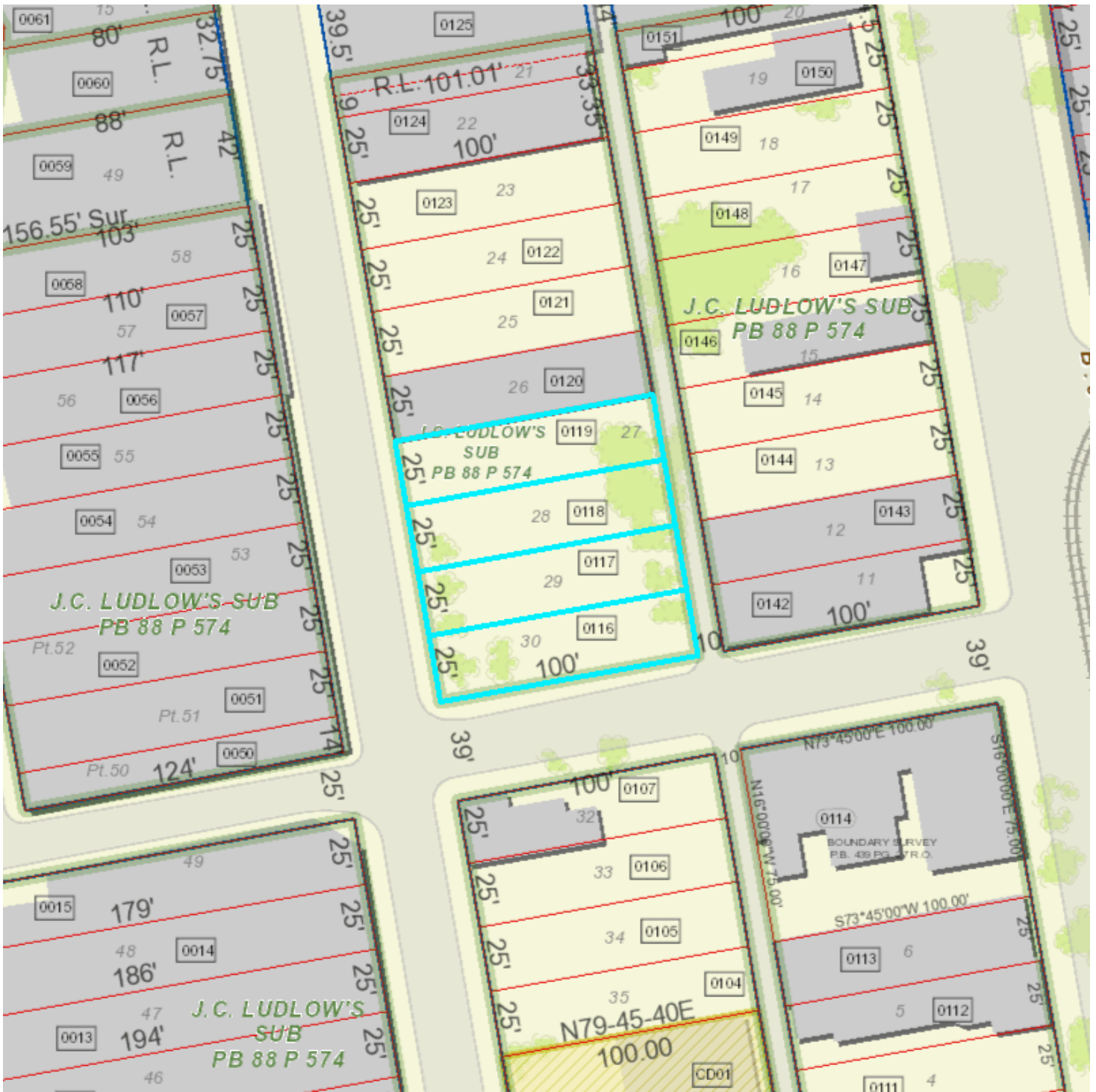
November 24, 2021

Please note: The Zoning Code and zoning maps are subject to change. All projects are subject to the zoning requirements at the time of the building permit application or when the use is established on the premises. The purpose of this letter is to verify the zoning district as it pertains to the subject property and the current use of that property. It does not address other zoning issues, specific building code issues or requirements from other agencies that may be applicable.

Sincerely,



Doug Owen  
Zoning Plans Examiner



MAP CREATED FOR: BEN EILERMAN  
 RECORD NUMBER: ZV21000409  
 ADDRESS: 2000 DUNLAP ST

11/24/2021

**EXHIBIT  
F**



**ADJUDICATION/DENIAL LETTER**

Date: April 15, 2022  
Location: 2000 Dunlap St  
Request: COA (infill)  
Zoning District: UM/ OTR Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project require a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a local historic district. The Application for Zoning Relief has already been submitted. This is a supplemental letter covering the Certificate of Appropriateness.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well. The application can be found at this link: <https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf>.

All deadlines for upcoming Historic Conservation Board hearings can be found <https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Owen".

Douglas Owen  
Interim Urban Conservator  
(p): 513-352-4848  
(e): [douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@cincinnati-oh.gov)

## Checklist for Historic Conservation Board Hearing Application

*The Historic Conservation Office will provide this list with the required items*

**checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.**

- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$624.95

### All Drawings and Plans must include the following

- ✓ A graphic scale required on all drawings
- ✓ North arrows on all site, context and floor plans
- ✓ Elevations labeled with North, South, East West, front, side and rear labels
- ✓ Street names labeled
- ✓ Date and/or revision dates

### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing site plans
- Proposed site plans
  - All site plans must have*
  - ✓ *Parcel/boundary lines*
  - ✓ *Building footprints and dimensions labeled*
  - ✓ *Setback dimensions from all property lines labeled*
  - ✓ *Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;*
  - ✓ *All properties and their structures immediately adjacent to the site*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
- Proposed elevation drawings
  - All elevations (existing and proposed) must have*
  - ✓ *Total Height from grade to top of the building*
  - ✓ *Total height- ASL (Above Sea Level)*
  - ✓ *Materials labeled*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing floor plans and roof plans (with chimney locations)
- Proposed floor plans and roof plans (with chimney locations)
  - All floor(existing and proposed) plans must have*
  - ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
  - ✓ *Square feet of commercial spaces listed*
  - ✓ *Location of trash storage and Utilities*
  - ✓ *Location and placement of exterior utilities and vents*

- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include make, model and series for proposed materials
- Labeled photos of all sides of the building
- Labeled photos of 1 block streetscape context in all directions
- Site line drawings for any roof additions, roof decks, utilities.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions about this checklist contact Urban Conservator at 513-352-4848 or [urban.conservator@cincinnati-oh.gov](mailto:urban.conservator@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*

# Dusty Rhodes, Hamilton County Auditor

## Property Report

**EXHIBIT**  
**G**

generated on 4/27/2022 4:14:04 PM EDT

**Parcel ID** 096-0005-0116-00      **Address** 2000 DUNLAP ST      **Index Order** Parcel Number      **Tax Year** 2021 Payable 2022

### Property Information

<b>Tax District</b> <b>School District</b>	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	<b>Images/Sketches</b>	
<b>Appraisal Area</b>	01801 - OVER THE RHINE 01	<b>Auditor Land Use</b>	499 - OTHER COMM STRUCTURE
<b>Owner Name and Address</b>	RACE STREET TENANT ORGANIZATION COOPERATIVE 114 W 14TH ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	<b>Tax Bill Mail Address</b>	OTRCH 114 W 14th ST CINCINNATI OH 45202 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
<b>Assessed Value</b>	14,730	<b>Effective Tax Rate</b>	88.991088
<b>Property Description</b>	DUNLAP ST 100X100 LTS 27- 28-29-30 JAS C LUDLOWS SUB PRS 117-118-119 CONS		
<b>Total Tax</b>	\$1,376.40		

Appraisal/Sales Summary	
Year Built	2018
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	5/15/1992
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.234

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	35,130
CAUV Value	0
Market Improvement Value	6,930
Market Total Value	42,060
TIF Value	18,560
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$720.98
Tax as % of Total Value	0.000%

### Notes

1) 11-22-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

### Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Outbuilding	499 OTHER COMM STRUCTURE	0	2018

### Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
<b>Improvements</b>				
Improvement	Measurements		Year Built	
525-Asphalt	6600		2018	

### No Proposed Levies Found

### Levies Passed - 2021 Pay 2022 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$35.74	\$35.74	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$25.63	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$13.99	B

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

### Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
1992	0	0	5/15/1992	TRUSTEES OF GENERAL	RACE STREET TENANT &
1991	0	0	1/29/1991	ALLIED STORES OF OHIO INC	TRUSTEES OF GENERAL

**Transfer History**

1900	0	0	1/1/1900	<a href="#">SEE OWNERSHIP CARD</a>	ALLIED STORES OF OHIO INC
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**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	35,130	6,930	42,060	0	120 Reappraisal, Update or Annual Equalization
2019	7/24/2019	28,100	5,540	33,640	0	30 New Construction - Full Value
2019	7/24/2019	28,100	0	28,100	0	70 All ReClassified Real Property
2017	11/15/2017	28,100	0	28,100	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	23,500	0	23,500	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	25,000	0	25,000	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	26,000	0	26,000	0	120 Reappraisal, Update or Annual Equalization
2008	3/6/2008	25,000	0	25,000	0	110 Miscellaneous
2005	9/19/2005	25,000	0	25,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	23,500	0	23,500	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	22,500	0	22,500	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	20,400	0	20,400	0	110 Miscellaneous

**Board of Revision Case History**

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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\*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.  
 \*\*A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.  
 \*\*\*Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

**Payment Information**

JILL A. SCHILLER, TREASURER

**Tax Overview**

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	RACE STREET TENANT ORGANIZATION COOPERATIVE	Full Rate	109.200000
<b>Tax Bill Mail Address</b>	OTRCH 114 W 14th ST CINCINNATI OH 45202	Effective Rate	88.991088
		Non Business Credit	0.087234
		Owner Occupancy Credit	0.021808
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00

**Taxable Value**

Land	12,300
Improvements	2,430
<b>Total</b>	<b>14,730</b>

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$804.26		\$804.26	
<b>Credit</b>			\$148.84		\$148.84	
<b>Subtotal</b>			\$655.42		\$655.42	
<b>Non Business Credit</b>			\$0.00		\$0.00	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$655.42</b>	<b>\$0.00</b>	<b>\$655.42</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$655.42		\$0.00	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$655.42	
<b>Special Assess Paid</b>	\$0.00		\$65.56		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$720.98		\$655.42	
<b>Total Paid</b>	\$0.00		\$720.98		\$0.00	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$655.42</b>	

**Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$0.00	\$0.00	\$65.56	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$65.56		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
1/31/2022	1 - 2021	\$0.00	\$720.98	\$0.00	\$0.00
6/21/2021	2 - 2020	\$0.00	\$0.00	\$656.15	\$0.00

Payment Information for Current And Prior Year

2/5/2021	1 - 2020	\$0.00	\$721.71	\$0.00	\$0.00
7/17/2020	2 - 2019	\$0.00	\$0.00	\$568.19	\$0.00
1/31/2020	1 - 2019	\$0.00	\$633.08	\$0.00	\$0.00
6/20/2019	2 - 2018	\$0.00	\$0.00	\$474.86	\$0.00
1/31/2019	1 - 2018	\$0.00	\$539.76	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$459.92	\$0.00
1/31/2018	1 - 2017	\$0.00	\$518.64	\$0.00	\$0.00
6/20/2017	2 - 2016	\$0.00	\$0.00	\$392.58	\$0.00
1/31/2017	1 - 2016	\$0.00	\$451.30	\$0.00	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at [county.treasurer@hamilton-co.org](mailto:county.treasurer@hamilton-co.org) or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	35,130	Land	12,300	Full Tax Rate (mills)	109.200000
Building	6,930	Building	2,430	Reduction Factor	0.185064
<b>Total</b>	<b>42,060</b>	<b>Total</b>	<b>14,730</b>	Effective Tax Rate (mills)	88.991088
				Non Business Credit	0.087234
				Owner Occupancy Credit	0.021808

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$1,608.52	School District	\$232.81
- Reduction Amount	\$297.68	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$336.42
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$9.31
Half Year Real Taxes	\$655.42	Public Library	\$7.57
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$1.27
+ Current Assessment	\$65.56	HLTH/Hospital Care-Indigent	\$10.18
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$8.71
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$15.44
Semi Annual Net	\$720.98	Park District	\$7.77
		Crime Information Center	\$1.14
		Children Services	\$17.24
		Senior Services	\$5.88
		Zoological Park	\$1.68

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo



No sketch available.

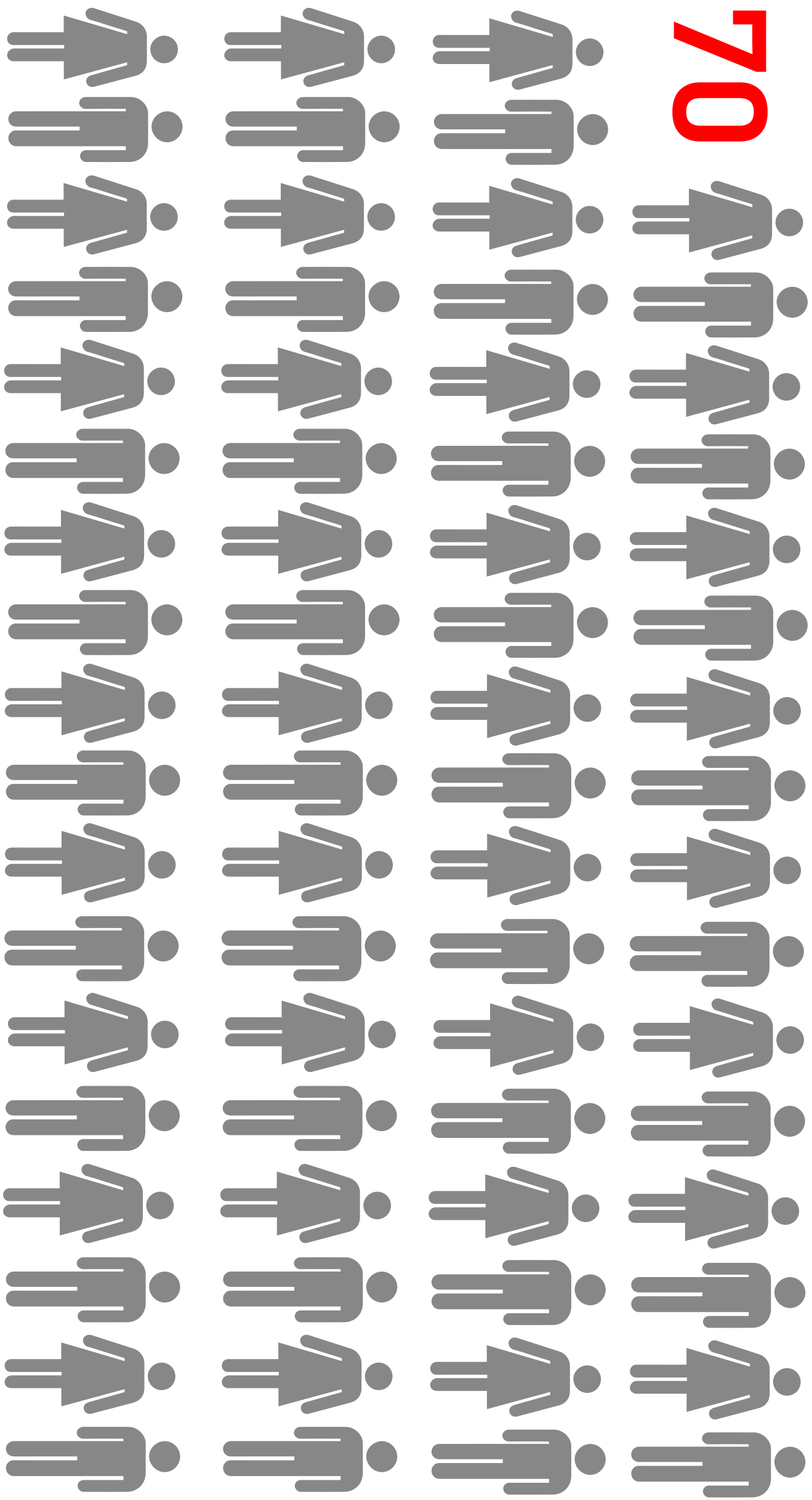
**Special Assessments**

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$0.00

**Related Names**

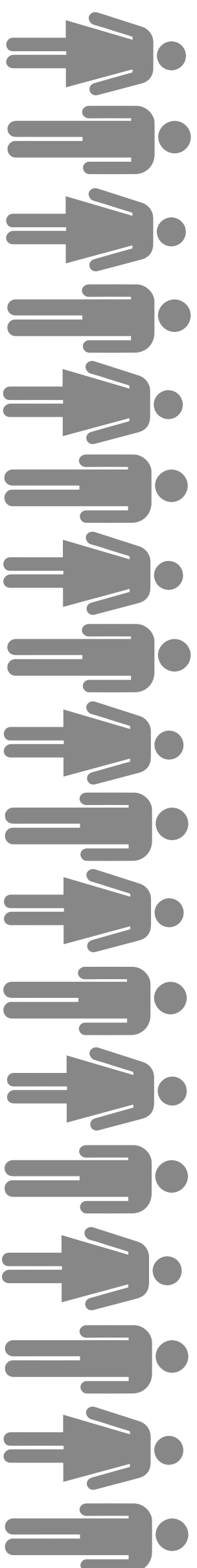
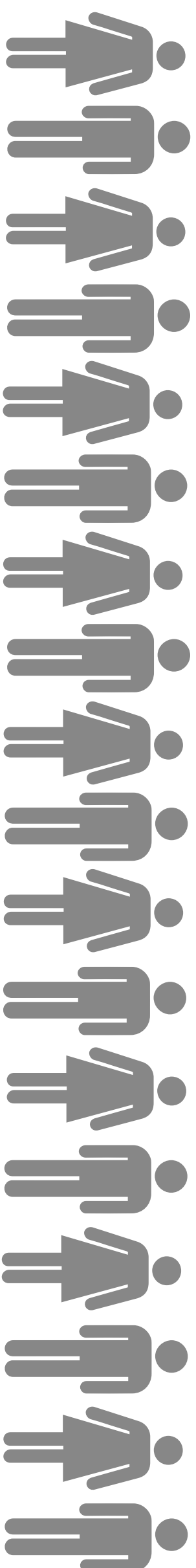
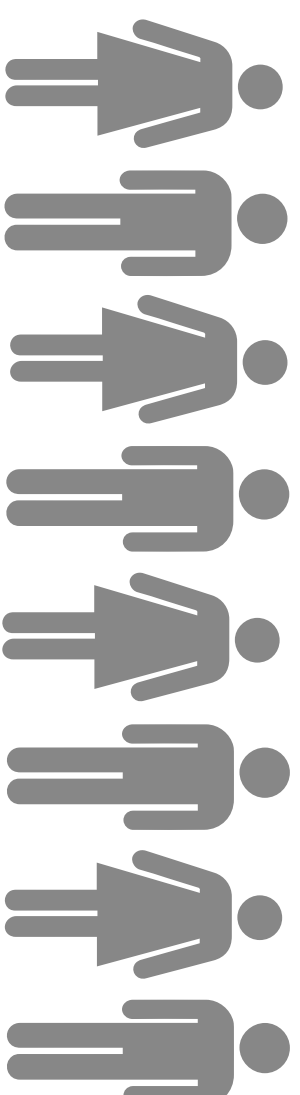
Name	Relationship	Status
RACE STREET TENANT ORGANIZATION COOPERATIVE	Parcel Owner	Current

70



**BY RIGHT**

44



# WITH VARIANCE

EXHIBIT

I

# **SPEAKER LIST**

## **Witnesses**

Mary Burke Rivers  
Executive Director  
Over-the-Rhine Community Housing  
[mburke@otrch.org](mailto:mburke@otrch.org)

Ben Eilerman  
Senior Housing Developer  
Over-the-Rhine Community Housing  
[beilerman@otrch.org](mailto:beilerman@otrch.org)

Andy Hutzal  
Director of Housing Services  
Over-the-Rhine Community Housing  
[ahutzal@otrch.org](mailto:ahutzal@otrch.org)

Graham Kalbli  
Principal Architect  
New Republic Architecture  
[graham@newrepublicarchitecture.com](mailto:graham@newrepublicarchitecture.com)

## **Attorneys**

Sean S. Suder  
Principal Attorney  
Suder LLC  
[sean@ssuder.com](mailto:sean@ssuder.com)

J.P. Burleigh  
Associate Attorney  
Suder LLC  
[jp@ssuder.com](mailto:jp@ssuder.com)

January 21, 2022

Douglas Owen  
Urban Conservator  
City of Cincinnati

Re: 2000 Dunlap  
Case Number: COA2022032

Dear Mr. Owen and Members of the Historic Conservation Board,

I am writing to support the Over-the-Rhine Community Housing (OTRCH) application for zoning variance for their project at 2000 Dunlap Street. I understand that OTRCH is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness. Cincinnati Center City Development Corp. (3CDC) feels there is a critical need for this type of housing in our community as a means to serve the people who are in desperate need of the support and services this project can provide. Our organization is uniquely positioned to provide perspective on this topic, as we not only develop of market-rate and affordable housing in the neighborhood but also oversee the GeneroCity 513 program, which employs five social service outreach workers whose goal is to help individuals who are panhandling or homeless get connected with the services they need, such as permanent housing.

3CDC understands that there are neighbors close to the project site who have expressed concerns about parking, outdoor space, density and other issues regarding how this project might impact the immediate area. Jimmy Health House, a 25-unit project located on Odeon Street that was completed in 2010, experienced similar concerns from neighbors during its planning process. Today, Jimmy Heath House provides evidence that if done right, this type of project can address these concerns and provide a positive impact on the neighborhood. 3CDC is ready and willing to work with OTRCH and the concerned neighbors to reach a mutually acceptable solution to allow this project to move forward. We believe all parties involved are committed to this neighborhood, and to supporting the individuals who would be served by this permanent supportive housing, and we are confident this important project can be completed while addressing the concerns that have been presented.

Sincerely,



Adam Gelter  
Executive Vice President

## Owen, Douglas

---

**From:** June Alexander <missjuneart@gmail.com>  
**Sent:** Monday, June 13, 2022 3:01 AM  
**To:** Owen, Douglas  
**Subject:** [External Email] Dunlap project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from missjuneart@gmail.com. [Learn why this is important](#)

External Email Communication

June 13 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over the Rhine Community Housing ( OTRCH) is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

These days it is hard to find good, safe, and effective housing for a lot of people. So imagine how difficult that is, especially for people who have special needs. I know because I'm a senior citizen with mental health issues and physical limitations. First, the designs and drafts for the building look great. Someone passing by would think it is just another apartment building. As far as being appropriate for the neighborhood; I was looking at a condo listed for sale on Zillow on Dunlap- OTRCH's proposed designs looked a lot better than what was listed or what I saw in the area on google maps.

Second, OTRCH has met with the community and provided honest and thorough answers to questions asked about this project. I know they have addressed community members' concerns because, as a member of community council I have heard them. Furthermore, Cincinnati Metropolitan Housing Authority has OTRCH ranking as the most committed and thoughtful landlords in this city.

When I first came to this community in the early 2000's, I heard about these developers directly from their PR person at that time. According to her these developers were going to do something about chronic homelessness so this neighborhood would be a family friendly place. I'm from the deep south; I know racist sweet talk when I hear it. Here it is 2022 and my suspicions were correct. "Family Friendly" and "All American" are codes for "not in my backyard" and "whites only." Fortunately, there are champions for social justice like OTRCH who know those codes as well. It seems to me OTRCH has proven they know what they're doing. Consider the success with its other housing projects with Community Matters and Tender Mercies. All the while developing housing throughout this neighborhood. Then there is the success of the Jimmy Heath House! That alone should be *enough said*.

Sincerely,

June P. Alexander

1440 Pleasant Street  
Cincinnati, OH 45202

## Owen, Douglas

---

**From:** Janet Allen-Reid <janetallenreid@gmail.com>  
**Sent:** Wednesday, June 15, 2022 11:57 AM  
**To:** Owen, Douglas  
**Subject:** [External Email] Dunlap PSH

You don't often get email from janetallenreid@gmail.com. [Learn why this is important](#)

External Email Communication

June 15, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that OTRCH is proposing a 44-unit permanent supportive housing project that will provide housing for those in our community experiencing chronic homelessness.

I have been to several of the 8 community meetings where OTRHC presented the design for the building and answered questions. Each time I went to a meeting they acknowledged concerns and showed ways they could address them. And each time offered to meet with anyone who would like to talk more about the design. I appreciate their willingness to be transparent and to engage the community.

I believe the design fits our neighborhood in scale and placement. I think OTRCH has worked hard and succeeded in their efforts to design a building that fits in visually to the current community. I like the design.

Cincinnati is in desperate need of more affordable housing. The Dunlap project will provide not only affordable homes, but support services to help stabilize and improve the lives of chronically homeless men and women in our community.

OTRCH has done an amazing job over many years in our community developing affordable housing. In 2010, the Jimmy Heath House on Odeon St. opened. There had been similar concerns in the neighborhood prior to the JHH opening. Those fears were never realized and in fact, the neighborhood has thrived and is a great example of how people of many different backgrounds can live together in harmony.

I live quite near the Dunlap project. I park off of Colby Alley which borders the proposed building. I will wholeheartedly welcome it and our new neighbors to OTR!

Sincerely,

Janet Allen Reid  
1824 Elm St.  
Cincinnati, OH 45202

## Owen, Douglas

---

**From:** Roger G. Auer <AuerRG@elderhs.net>  
**Sent:** Wednesday, June 15, 2022 1:30 PM  
**To:** Owen, Douglas  
**Subject:** [External Email] Dunlap PSH

You don't often get email from auerrg@elderhs.net. [Learn why this is important](#)

### External Email Communication

June 15, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am very excited to hear about the Housing project at 2000 Dunlap St. OTRCC has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon St. Similar concerns were raised prior to the JHH opening in 2010, not only have those fears gone unrealized, but JHH has provided a positive impact ON THE NEIGHBORHOOD and has been a model of how people of all different backgrounds can live together in harmony.

Sincerely  
Roger G Ayer  
5130 Boomer Rd  
Cinti. Ohio 45247

CINCINNATI  
DEVELOPMENT  
FUND

---

June 3, 2022

Re: Dunlap Permanent Supportive Housing Project

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's (OTRCH) project at 2000 Dunlap St. I understand that OTRCH is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

The City of Cincinnati has a significant need for more affordable housing units, particularly for our most vulnerable residents. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of wrap around services designed to stabilize and improve the lives of new residents.

Cincinnati Development Fund has participated in many of OTRCH's successful housing development projects, and we value their long-standing commitment to the neighborhood.

Sincerely,



Joe Huber  
President & CEO

June 15, 2022

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap Street. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

After seeing the design of the proposed building, I find its scale, placement, massing, and density appropriate for the neighborhood. To the best of my knowledge OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

As a Federally Qualified Health Center providing health care services to those experiencing homelessness we realize the importance of housing. Statistics consistently show us how a person's health is positively affected by a stable housing situation. We recognize the continuing need for housing in our city. This project will reach those who are most in need of affordable housing, the chronically homeless. We are excited to hear how this project has been designed to meet the needs of those residents leaving chronic homelessness and that it will offer a full range of services meant to stabilize and improve the lives of new residents.

Cincinnati Health Network has partnered with OTRCH in many ways including providing health care services at its Jimmy Heath House (JHH) on Odeon Street. The JHH is an excellent example of OTRCH successfully operating in the neighborhood. When JHH was being developed in 2010 there were concerns like what is being presented regarding the Dunlap project. Those concerns have gone unrealized with the JHH providing a positive impact on the neighborhood and has been a model of how people of all different background can live in together in harmony.

We hope that you look favorably on Over-the-Rhine Community Housing's project at 2000 Dunlap Street. We support this project and believe in this organization's efforts to support those experiencing homelessness.

Sincerely,



Brian VanderHorst, CEO  
Cincinnati Health Network



**Contact Center**  
**1512 Elm Street First Floor**  
**Cincinnati, Ohio 45202**  
**513-996-0377**

---

**ORGANIZING IS PEOPLE WORKING TOGETHER TO GET THINGS DONE**

June 15, 2022

Re: Dunlap PSH

To Whom It May Concern,

Contact Center, a local membership based non-profit in Over-the-Rhine, is in strong support of Over-the-Rhine Community Housing's project at 2000 Dunlap Street. This will be a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

Contact Center has already witnessed how residents of the Jimmy Heath House, a similar housing program near our location, is helping formerly homeless individuals turn their lives around with stable and supportive housing.

Without the human essential of housing, people without homes can quickly disintegrate into acute depression on the streets. The Jimmy Heath House is turning lives around for the better and we know that the Dunlap Project will also value and assist human lives in the same manner. ***Each person, including those who are chronically homeless, is of value as a human life, and each person deserves to have a place to call home.***

We urge you to support the Dunlap Project to give more homeless people in our community a place to call home with supportive services on location.

Sincerely,

Angela Whitehead,  
Contact Center Board Chair





June 17, 2022

To Whom it May Concern:

CSH, Corporation for Supportive Housing, fully supports Over-the-Rhine Community Housing's project at 2000 Dunlap Street. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I have seen the design of the proposed building and I find the scale, placement, massing, and density of the building are appropriate for the neighborhood. Tax credit funded supportive housing projects in Ohio tend to scale significantly larger than the proposed Dunlap project with 60 or more units. The Over-the-Rhine development team has taken great care to create a design that fits the architectural standards and density of the Over the Rhine neighborhood. It is this attention to context and detail that speaks to their well-deserved positive reputation in the field.

CSH is a national non-profit that partners with local communities to create and operate high performing supportive housing, a critical housing intervention for those experiencing homelessness. Hundreds of supportive housing projects have been sited across Ohio that have proven to be a long-term asset for their local neighborhoods and communities a large; quality design and materials coupled with affordability and intensive services provides the foundation for supportive housing and its residents to be good neighbors.

OTRCH is a trusted affordable and supportive housing developer and operator. Their property Jimmy Heath House (JHH) on Odeon Street experienced similar community concerns in 2010. Not only have those fears have gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different background can live in together in harmony.

OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

Sincerely,

A handwritten signature in black ink that reads "Katie Kitchen".

Director, CSH Ohio

DATE 5/31/22

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I spend a great deal of time in OTR and would love to support finding better solutions for those experiencing chronic homelessness. I feel this issue has reflected poorly on the City of Cincinnati which in turn has a negative impact on my business. I feel that OTRCH project is a tangible solution to this issue that would be well received.

Sincerely,  
Ryan Doan  
Deeper Roots Coffee Partner  
2108 Colerain Ave  
Cincinnati, OH  
45214

## Owen, Douglas

---

**From:** DeDe Dennig <dede.dennig@gmail.com>  
**Sent:** Friday, June 17, 2022 9:55 AM  
**To:** Owen, Douglas  
**Subject:** [External Email] Support for OTRCH Housing on Dunlap

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from dede.dennig@gmail.com. [Learn why this is important](#)

### External Email Communication

As an Over The Rhine resident, I am writing to voice my support FOR OTRCH's proposed building on Dunlap. We need safe, affordable housing for the many people in need. This is just a start, but an important one.

Thanks,  
Diana Dennig  
1507 Republic Street

# OUR DAILY BREAD

SOUP KITCHEN & SOCIAL CENTER

1730 RACE ST.  
CINCINNATI, OH 45202  
P. (513) 621-6364  
F. (513) 621-3513  
[WWW.OURDAILYBREAD.US](http://WWW.OURDAILYBREAD.US)

## BOARD OF DIRECTORS

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Andrew Donohoe, *Treasurer*  
Shawna Langworthy, *Secretary*  
Matt Roberts, *Vice President*  
Jasmine Coaston  
Jeff Cornell  
Yvan Demosthenes  
Darlene Guess  
Erika Judd  
David Lohbeck  
John Peter Perentesis, MD  
Cary Powell  
Erin Rolfes  
Toby Schisler

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Georgine Getty, *Executive Director*  
Valerie Efers, *Office Administrator*  
Kat Heilman, *Director of Communications*  
Tom Rasp, *Bookkeeper*

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Garland Butts, *Head Chef*  
Antionette Patman, *Inventory Coordinator*  
Johnna Britten, *Kitchen Expeditor*  
Abbie Freudemann, *Dishwasher*  
Abdullah Muhammad, *Kitchen Coordinator*  
Michael Tolbert, *Custodian/Dishwasher*  
Cameron Williams, *Bag Check Coordinator*  
Kenosha Jackson, *Security*

## SOCIAL WORK

Pamela Lewis, *Social Worker*

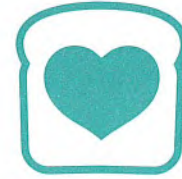
## OUR FOUNDER

*Cookie Vogelpohl*  
*In Loving Memory, 1941-2016*

SERVING UP STABILITY & HOPE

ESTD

1985



June 13, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's (OTRCH) project at 2000 Dunlap St. I understand that OTRCH is proposing a 44-unit permanent supportive housing project that will provide housing for those in our community experiencing chronic homelessness.

I am the Executive Director of Our Daily Bread soup kitchen. For 37 years, we have provided home-cooked meals to people in need from our location at the corner of Race and Elder – near the proposed Dunlap site. I feel there has never before been a greater need for permanent supportive housing. Prior to COVID, 52% of our guests were homeless and now 70% of guests report that they are homeless. Our meal numbers also remain significantly higher (11%) than they were prior to COVID and 41% of our guests report that it is now harder for them to find food than it was before COVID.

A housing project of the scale presented would really help address this need. In addition, we know that OTRCH provides quality, wrap-around services for their residents, helping them to become stable and productive members of their community.

I have seen the design of the proposed building and I find it attractive. The scale, placement, massing, and density, of the building are appropriate for the neighborhood. I believe OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

OTRCH met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city.

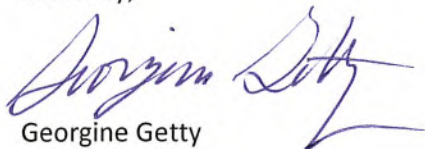
This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, people experiencing chronic homelessness. One hundred percent of the men and women moving into these apartments will be coming out of chronic homelessness. While each resident will sign a year's lease for their apartment, support services and support will be provided. This project will offer a full range of services meant to stabilize and improve the lives of residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon Street. Similar concerns were raised prior to the JHH opening in 2010, not only have those fears have gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different background can live in together in harmony.

I believe in this project and know several of our guests who would benefit from this housing. It would be such a relief to know that, instead of staying in camps or in crowded shelters, these men and women would have a safe place to call home.

Please contact me at [georginegetty@ourdailybread.us](mailto:georginegetty@ourdailybread.us) or 513-621-6364, ext. 13 if you would like any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Georgine Getty", with a stylized flourish at the end.

Georgine Getty

Executive Director  
Our Daily Bread  
1730 Race Street  
Cincinnati, OH 45202

June 6, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap Street. This project is meant to build 44 units of permanent supportive housing for people experiencing chronic homelessness.

***Housing is a healthcare issue.***

As a visiting nurse who has served many people with limited means in low-income communities such as Over-the-Rhine, Walnut Hills, Avondale, Evanston, and other neighborhoods I have witnessed how a person's housing affects their overall health. I have also served people of adequate to more than adequate means in communities such as Indian Hill, Kenwood, Madeira, and others.

People living in substandard housing experience too many issues in their lives that deflect or distract them from focusing on their health and continue experiencing their health challenge for longer periods of time or get worse. Those living in adequate housing, whether subsidized or not, are able to focus on their health and tend to return to a healthy state sooner.

In addition to having worked with patients as a visiting nurse, I have worked most recently in inpatient psychiatry. Many people experiencing homelessness also struggle with issues of mental health. It can be a vicious cycle when being both homeless and struggling with mental health challenges. Over-the-Rhine Community Housing's ongoing collaboration with Greater Cincinnati Behavioral Health as part of their permanent supportive housing model is an example of their ability to care for the whole person to help them reach their goals.

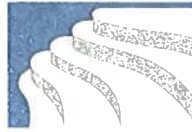
Over-the-Rhine Community Housing has a very successful model of permanent supportive housing in their Jimmy Heath House on Odeon Street. Please allow them to use their property on Dunlap Street to meet the needs of our neighbors with the greatest challenges.

Sincerely,

**Michael Flood**

Michael Flood

10 W 14<sup>th</sup> Street #3  
Cincinnati, OH 45202-7504



Greater Cincinnati  
**Behavioral  
Health Services**

Our Work is Life Changing

George Wright  
Board President/Chair

June 14, 2022

Jeff O'Neil  
President/CEO

To Whom it May Concern:

Administrative Office  
1501 Madison Rd.  
Cincinnati, OH 45206  
513-354-5200  
TTY 513-569-4727  
FAX 513-354-7115

I am writing in support of Over-the-Rhine Community Housing's (OTRCH) project at 2000 Dunlap Street. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

[www.gcbhs.com](http://www.gcbhs.com)

I have seen the design of the proposed building and I find the scale, placement, massing and density of the building are appropriate for the neighborhood. I believe OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

Equal Opportunity Employer

OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when developments are done in our city.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing; the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House (JHH) on Odeon Street. Similar concerns were raised in the development of the Jimmy Heath House in 2010. Not only have those fears gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different backgrounds can successfully live together in our communities.

Sincerely,

Jeff O'Neil  
President & CEO  
Greater Cincinnati Behavioral Health Services



720 E. Pete Rose Way, Suite 120  
Cincinnati, OH 45202  
gcfdn.org

June 14, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's development at 2000 Dunlap Street on the corner of Henry Street in OTR. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those in our community experiencing chronic homelessness.

Our city has a critical need of more affordable housing units. This project will provide safe, clean, and affordable housing for the most vulnerable in our City. It is for people experiencing chronic homelessness. 100% of the men and women moving into these apartments will be coming out of chronic homelessness. Placing chronically homeless individuals in permanent support housing is a Win-Win. It dramatically improves their quality of life and it save us all valuable resources by avoiding costly police and fire runs with individuals that are most often chronically ill.

I understand OTRCH met with the community on several occasions and provided honest and thorough answers to questions asked about this project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed whenever development is done within our city.

OTRCH has demonstrated track record of success throughout OTR. It developed the Jimmy Heath House (JHH) on Odeon Street. Similar concerns were raised prior to the JHH opening in 2010 but none of those fears have been realized. JHH has provided a positive impact on the neighborhood and has been a model of how people of all different background can live in together in harmony. Greater Cincinnati Foundation was pleased to provide grant support for the JHH development.

I urge your approval of their requests in order to develop the Dunlap PSH project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ellen M. Katz', with a large, stylized flourish extending to the right.

Ellen M. Katz,  
President and CEO

## Owen, Douglas

---

**From:** Kevin Hassey <kevinhassey1@gmail.com>  
**Sent:** Monday, June 13, 2022 1:10 PM  
**To:** Owen, Douglas  
**Cc:** Mary B. Rivers; Roseann Hassey  
**Subject:** [External Email] Upcoming Dunlap Project at HCB

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[You don't often get email from kevinhassey1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear Doug,

I am writing to share my support for the proposed OTRCH project on Dunlap Street.

My wife Roseann and I live in OTR by the Jimmy Heath House. We have experienced no issues and are delighted to have the Jimmy Heath House in the neighborhood.

I believe some concerns were raised about impact on home values. I think that some of the highest home values in OTR are near the Jimmy Heath house. I don't think Jimmy Heath House has had any impact on home values.

Lastly, but most importantly, the audience being served by such a project critically needs the housing and support services that the Dunlap project would provide.

I urge HCB to support the project.

Best,

Kevin Hassey

217 W 15th Street

June 10, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap Street. I understand that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I have seen the design of the proposed building. The scale, placement, massing, and density, of the building are appropriate for the neighborhood, and I think it looks great! I believe OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city.

This city is in dire need of affordable housing. We have lived within one block of Jimmy Heath House for over three years, and we need more of these projects! I also own a business at 111 W. McMicken Ave, within two blocks of the proposed Dunlap site; I know that this area needs more residential units. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood. Similar concerns were raised prior to the Jimmy Heath House opening in 2010. Our family parks in front of JHH (which has over 50 units); barely any of the residents own cars so parking has *never been* an issue. Odeon Street is perhaps the safest street in OTR, with a door attendant 24/7 and bright lights at their entrance. Property values have only increased. Market rate housing has been built adjacent to their property since operations began. JHH has provided a positive impact on the neighborhood and has been a model of how people of all different backgrounds can together in harmony.

Bottom line – it is better to have needs met than to see my homeless neighbors remain at risk. They deserve to be right next to transit options that don't force them to own an expensive car. They don't have or need much, which is why so many units work well. Thank you for your consideration.

Sincerely,  
Chris Heckman  
1526 Elm Street  
Cincinnati, OH 45202

St. Francis Seraph Catholic Church 1615 Vine St. Cincinnati, OH 45202

June 14, 2022

Re: Dunlap PSH

To whom it may concern:

I am writing in support of the Over-The-Rhine Community Housing's project at 2000 Dunlap St. I have participated in several meetings where this 44-unit permanent supportive housing project has been presented. The goal, of course, is to provide housing for those experiencing chronic homelessness.

"Chronic homelessness" is what I see daily around St. Francis Seraph Church. I witness the many people coming for services at St. Anthony Center. If only more of these people had a place to live!

In my frequent neighborhood walks, I pass through the intersection on Dunlap where OTRCH is proposing to build this housing. I know it as mainly industrial, but not far from other services and residents. Given the track record of the Jimmy Heath House on Odeon Street and the acceptance of this communal living house by the other residents, I feel the neighbors around the Dunlap property will also be able to adjust to these new neighbors.

Housing is such a critical need in our city. Here we have an organization with a proven track record, a piece of property already owned by OTRCH and a very good plan for housing that should be an asset to the area. People of various backgrounds really can live together and have a sense of harmony in a neighborhood.

I have heard objections. I think OTRCH has tried to address those concerns. I honestly believe the greater good of helping people have housing should be the priority for all of us in OTR.

Sincerely,

Fr. Al Hirt, OFM  
Pastor, St. Francis Seraph Church  
Home address: 1723 Pleasant St.



June 15, 2022

Re: Dunlap PSH

To Whom It May Concern,

I am writing to support Over-the-Rhine Community Housing's (OTRCH) project at 2000 Dunlap. I understand that they are proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

We, the Intercommunity Justice and Peace Center (IJPC), are a nonprofit in Over-the-Rhine that believes in supporting all of the residents of our community, especially the most vulnerable among us. Cincinnati is in dire need of affordable housing and this project will directly meet that need for the chronically homeless. With programming in this project specifically designed to meet the needs of those residents leaving chronic homelessness, they are thoughtfully planning for all phases of success. It will offer a full range of services to both stabilize and improve the lives of new residents.

We are grateful for the support OTRCH gives the community and the way they bring experience and expertise to this project. They have met with concerned community members at least eight times to thoroughly answer questions about the project. They are committed to ongoing dialogue with stakeholders and provide needed transparency to promote trust and demonstrate honest development practices.

I believe OTRCH has taken appropriate steps to assure the new building integrates with the existing community. They have demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon Street. Though similar concerns were raised prior to JHH opening in 2010, JHH has provided a positive impact on the neighborhood and it has been a model of how people of all different backgrounds can live together in harmony.

Sincerely,

Allison Reynolds-Berry, MSW  
Executive Director

**215 E. Fourteenth Street, Cincinnati, OH 45202**  
**phone: 513.579.854 website: IJPCcincinnati.org**

**IJPC Founding Sponsors:** Congregation of St. Joseph, Sisters of Charity of Cincinnati, Sisters of Mercy, Sisters of Notre Dame de Namur, Sisters of St. Francis, Oldenburg. **IJPC Sponsors:** Anawim Community, Bellarmine Chapel, Cincinnati Friends Meeting, Cincinnati Mennonite Fellowship, Comboni Missionaries, Congregation of Divine Providence, Dominican Sisters of Hope, Franciscan Sisters of the Poor, Franciscans - St. John the Baptist Province, Glenmary Home Missioners, Hyde Park Community United Methodist Church, Mount Auburn Presbyterian Church, New Jerusalem Community, Sisters of Notre Dame of Covington, St. John Unitarian Universalist Church, Ursulines of Brown County, and Ursulines of Cincinnati.



LEGAL AID SOCIETY OF  
SOUTHWEST OHIO, LLC  
AN AFFILIATE OF THE LEGAL AID SOCIETY OF GREATER CINCINNATI

June 16, 2022

DONALD P. KLEKAMP  
COMMUNITY LAW  
CENTER BUILDING

215 East Ninth Street  
Suite 500  
Cincinnati, Ohio  
45202

Telephone  
(513) 241-9400  
(800) 582-2682

Facsimile  
(513) 241-0047

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap Street. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I have seen the design of the proposed building and I find the scale, placement, massing, and density of the building are appropriate for the neighborhood. I believe OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House (JHH) on Odeon Street. Similar concerns were raised in the development of the Jimmy Heath House in 2010. Not only have those fears gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different background can live together in harmony.

Sincerely,

Nicholas J. DiNardo  
Managing Attorney

LEGAL SERVICES IN

Brown County  
Butler County  
Clermont County  
Clinton County  
Hamilton County  
Highland County  
Warren County



6.15.2022

**Subject: 2000 Dunlap, Permanent Supportive Housing**

To Whom it May Concern:

I am a resident of OTR and am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap Street.

This Over-the-Rhine Community Housing (OTRCH) project includes 44 units of Permanent Supportive Housing — a much needed development for those in our community experiencing chronic homelessness.

I have seen the detailed design plans and believe the scale and materials are appropriate and respective of the surrounding area.

Additionally, with regard to the Density Variance being requested, if they built the allowed 14 units, but made them all multi-tenant units (eg 3-bedroom units), they would not need a variance to accommodate roughly the same number of residents (or more). As such, the density variance seems appropriate, and they have accomplished this without making an over-sized building.

I know OTRCH met with the community on numerous occasions, and I was part of multiple of those meetings, including those with the OTR Community Council and its various committees. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, people experiencing chronic homelessness — but who also need the wrap-around services provided by this proposal.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon Street — where neighbors are supportive.

Sincerely,  
Victoria Leavitt  
1514 Race Street, #3  
Cincinnati, OH 45202



June 7, 2022

**Re: Dunlap PSH**

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing project at 2000 Dunlap St. It is my understanding that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

LISC is the nation's leading community development organization. In collaboration with local groups, we help identify priorities and challenges and help formulate comprehensive strategies to address them. At LISC Greater Cincinnati, we are a leading organization in helping community residents transform neighborhoods by working with cities, residents, nonprofit organizations, and key public and private partners to create affordable housing, support neighborhood economic development, help families reach financial stability, and sustain social capital.

As Executive Director of LISC Greater Cincinnati, my team and I are leading a broadly inclusive initiative called Housing Our Future that is working within multiple channels to ensure that in the near future everyone in Cincinnati and Hamilton County will have access to a safe, affordable place to call home in a community of their choice. The Housing Our Future initiative outlines the *goal of producing 2,000 units of affordable housing each year, for the next 10 years*, in order to address the unit gap alongside interventions in raising wages and increasing household stability. The Steering Committee leading the Housing Strategy's development agreed that the 2,000 units to be produced annually should serve households with incomes at or below 60% of the Area Median Income.

Cincinnati is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness and programming in this project has been designed to meet the needs of those residents. This project will also offer a full range of services meant to stabilize and improve the lives of new residents.

Sincerely,

A handwritten signature in black ink that reads "Kristen Baker".

Kristen Baker

Executive Director

June 17<sup>th</sup>, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I have seen the design of the proposed building and I find it attractive. The scale, placement, massing, and density, of the building are appropriate for the neighborhood. I believe OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Oden Street. Similar concerns were raised prior to the JHH opening in 2010, not only have those fears gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different backgrounds can together in harmony.

Sincerely,

David McDonald  
261 W. McMicken Ave. Apt 22  
Cincinnati, OH 45214

June 16, 2022

Re: Dunlap PSH

To Whom It May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

We understand the concerns of the neighbors who have disagreed with the density and location, but we believe there is a great need for affordable housing in Cincinnati's core and the 44-unit building is generally consistent with the surrounding community.

We have seen the success OTRCH has had at Jimmy Heath House, with good management and staffing—and that gives us the best indicator that they can do the same here for our chronically homeless urban core community members. Like Jimmy Heath House, the management and services make all the difference in an important project like this that is desperately needed.

We have invested tens of millions of dollars in mixed use and mixed income development within blocks of the proposed site, including our office, and we believe with OTRCH's commitment to the services for their residents and strong management, it can be a positive addition to the community.

Sincerely,



Bobby Maly

CEO

The Model Group |

June 6<sup>th</sup> 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I believe the placement, massing, and density, of the building are appropriate for the neighborhood. I know OTRCH to be competent in taking any appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

OTRCH has met with my community of Northside on multiple occasions; they've consistently provided honest and thorough answers to questions we've had in regard to their project in our neighborhood. This experience leaves me confident that OTRCH is committed to an ongoing dialog with stakeholders, close to the Dunlap St project, who may have interest in the design of this building. Based on the experiences Northside has been subjected to with other developers, we can testify this honest and transparent engagement is what's needed when development is done in our city.

Cincinnati is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. It's been so refreshing to learn this project will offer a full range of services meant to stabilize and improve the lives of new residents.

Lastly, I know OTRCH to have demonstrated success specifically with its Jimmy Heath House on Odeon Street. Although, I understand, similar concerns were raised prior to the JHH opening in 2010, not only have those fears gone unrealized, but JHH has provided a positive impact on that neighborhood and has been a model of how people of all different background can live in together in harmony.

Sincerely,



Briana Moss (bree)  
President, Northside Community Council

Historic Conservation Board  
City of Cincinnati  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

June 16, 2022

**RE: Dunlap + Henry PSH**

Honorable Board Members:

We are writing to express our support of Over-the-Rhine Community Housing's project at 2000 Dunlap, appearing before you on Monday June 27, 2022. We understand that Over-the-Rhine Community Housing (OTRCH) is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

We believe that the design of the building addresses the OTR Design Guidelines and that the scale, placement, massing, and density of the building are appropriate for the neighborhood. The building is contemporary yet respectful of the urban context and works well as a background building to the larger built environment. We also believe OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. OTRCH and the design team remain committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is necessary for successful development in our city.

Cincinnati is in dire need of affordable housing, and Dunlap + Henry PSH (2000 Dunlap) will provide safe and affordable housing for those who need it most, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. This project will offer a full range of programming specifically designed to meet the needs of the new residents and will help stabilize and improve their lives.

Dunlap + Henry PSH will help our neighbors get off the streets and allow them to access permanent housing and resources. If this project doesn't move forward, the issue of homelessness will not simply go away. The people who will be living in the proposed community are already our neighbors. This site is an ideal location as it will allow the homeless residents of OTR to live and grow in a safe environment that's in an area they consider their home base.

This project will overall create a safer and healthier environment for our community. The project will turn a surface parking lot into a high value space that not only serves neglected residents of OTR but will bring life and purpose to an underutilized area of our urban environment.

OTRCH has demonstrated success throughout the neighborhood, specifically with Jimmy Heath House (JHH) on Odeon Street. Similar concerns were raised prior to the JHH opening in 2010, however, those fears have gone unrealized. In turn, JHH has provided a positive impact on the neighborhood and has been a model of how people of all different backgrounds can live together in harmony.

We urge you to approve the Dunlap + Henry PSH project, based on the points outlined in this letter above. This project will provide safe and affordable housing for underserved demographic while fostering equitable growth in the OTR neighborhood.

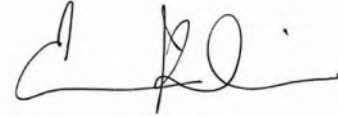
Sincerely,  
New Republic Architecture



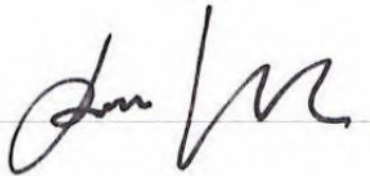
Graham Kalbli, AIA, LEED AP  
Principal



Greg Albright, AIA  
Director of Operations



Erin Kline  
Registered Architect



Kara Vujanovich  
Project Designer



Josh Pedoto, AIA  
Registered Architect



Brandon Dalessandro  
Project Designer



Megan Jones  
Project Designer



Jim Gelis, AIA, LEED AP  
Senior Project Manager



Nadja Stowasser  
Designer



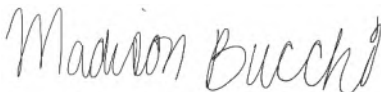
Sam Burgess  
Designer



Ryan Minnich  
Designer



Lindsey Sullivan  
Solutions Strategist



Madison Bucchi  
Designer

April 19, 2022

Over-the-Rhine Community Housing  
114 W. 14<sup>th</sup> Street  
Cincinnati, OH 45202



Dear Ashleigh and Ben,

The Infill Committee of the Over-the-Rhine Foundation appreciates the open dialogue and design conversations for this project. We support your design proposal for a new infill building at Dunlap and Henry for affordable housing.

Graciously,

A handwritten signature in blue ink, appearing to read "Danny Klingler".

Danny Klingler  
Co-Chair  
Infill Committee

A handwritten signature in blue ink, appearing to read "Jennifer Lemasters-Wirtz".

Jennifer Lemasters-Wirtz  
Co-Chair  
Infill Committee



June 15, 2022

Re: 2000 Dunlap PSH

To Whom It May Concern:

We, the staff and board at Peaslee Neighborhood Center, write to support the Over-the-Rhine Community Housing (OTRCH) development project at 2000 Dunlap. We understand that they are proposing a 44-unit permanent supportive housing development that will provide housing for those experiencing chronic homelessness.

Peaslee has served the Over-the-Rhine community for more than 37 years, and we share a great deal of history and purpose with Over-the-Rhine Community Housing. OTRCH's affordable housing development is absolutely essential to the wellbeing of our community, and their work represents a gold standard for equitable development in our city.

The Jimmy Heath House (JHH), which serves as a model for the Dunlap PSH project, is a tremendous asset to the city of Cincinnati. Its "housing first" approach is the kind of smart, compassionate, and comprehensive response that is so desperately needed within systems that too often fail to meet the most basic needs of shelter and wellness for vulnerable Cincinnatians. Prior to the JHH opening in 2010, similar concerns were raised. Not only have those fears have gone unrealized, but JHH has provided a positive impact on the neighborhood and been a model of how people of all different backgrounds can live in together in harmony. Given the opportunity to expand this kind of deep service to our community, our City should offer its support without hesitation.

Speaking from Peaslee's experience and knowledge of equitable development policy, we'd also like to emphasize that the housing units to be developed by this project are the most needed and most difficult units to produce, even without the wrap-around services that will be included for residents. These units provide housing at price points where our city has massive deficits. If Cincinnati is to be an equitable city, projects like this must be a top priority.

Thank you for your time and consideration.

Jennifer Summers, Executive Director  
Peaslee Neighborhood Center  
215 E 14<sup>th</sup> Street  
Cincinnati, OH 45202

## Owen, Douglas

---

**From:** Joseph Pflum <josephjpflum@gmail.com>  
**Sent:** Friday, June 17, 2022 9:00 AM  
**To:** Owen, Douglas  
**Subject:** [External Email] Project at 2000 Dunlap St

You don't often get email from josephjpflum@gmail.com. [Learn why this is important](#)

### External Email Communication

To Whom It May Concern;

April 16,2022

I am writing in support of the Over the Rhine Community Housing project at 2000 Dunlop St. The OTRCH housing project is a proposed 44 unit permanent supportive housing project that will provide housing for those in our community experiencing chronic homelessness.

I have seen the design of the proposed building. I find it attractive. It meets all the criteria for scale, placement, and design of a building appropriate for the neighborhood. I believe that the design maintains and enhances the social and visual context of the existing community. The variances requested are not out of line with the variances given to other new construction building projects in Over the Rhine.

The city is in dire need of housing for all people. This project reaches those who are most in need of affordable housing. People who are experiencing chronic homelessness. 100% of the residents will be people who have been experiencing chronic homelessness. The project is also unique in that it will provide on-site services at and support for the people coming out of homelessness. This is critical in order to stabilize and allow the lives of these people to move forward.

My wife and I have lived at 1529 Republic Street for over seven years. We are directly across the street from the Joseph House. It is a house where veterans live while they are recovering from substance abuse. Not only do they live here but they receive services to aid in their journey of recovery. We have found them to be wonderful neighbors. They are courteous, quiet, and very friendly. On one occasion my wife was having an emergency. She left our front door and called for help. The neighbors at the Joseph House came running to assist. . I have nothing but good feelings about them as neighbors.

My experiences in Over the Rhine with people who are living in group living situations have always been pleasant. The people at Tender Mercies, Jimmy Heath house, and the Joseph House are all good people. I feel that having stable, affordable housing in that area of over the Rhine will overtime come to be a huge asset for the local community and Cincinnati as a whole.

I have heard some say these types of projects have the potential to lower property values. This is categorically false. All three of the above mentioned houses have been there since 2010. There has been development on every block and a significant increase in property value throughout Over the Rhine.

I would strongly encourage you to vote to give this project a certificate of approval.

Thank you for your time.

Best Regards,

Joe Pflum

1529 Republic St.  
Cincinnati, Ohio 45202  
513.258.9558

## Owen, Douglas

---

**From:** Katie Pflum <katiepflum@gmail.com>  
**Sent:** Wednesday, June 15, 2022 8:41 AM  
**To:** Owen, Douglas  
**Subject:** [External Email] Fwd: OTRCH Dunlap PSH Project

You don't often get email from katiepflum@gmail.com. [Learn why this is important](#)

External Email Communication

----- Forwarded message -----  
From: **Katie Pflum** <[katiepflum@gmail.com](mailto:katiepflum@gmail.com)>  
Date: Wed, Jun 15, 2022 at 8:32 AM  
Subject: OTRCH Dunlap PSH Project  
To: <[douglas.owens@cincinnati-oh.gov](mailto:douglas.owens@cincinnati-oh.gov)>

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those in our community experiencing chronic homelessness.

I have seen the design of the proposed building and I find the design, scale, and density of the building are appropriate for the neighborhood. OTRCH has taken all appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

The city of Cincinnati desperately needs more housing for people experiencing chronic homelessness. Without the immediate efforts of organizations such as OTRCH we are only going to see a larger crisis arise in the city that will create even greater problems for everyone living, working, and playing in Over The Rhine as well as surrounding neighborhoods.

I have now lived in OTR for seven years and I can state unequivocally that having neighbors such as residents living in OTRCH housing (i.e. Jimmy Heath House, Recovery Hotel) as well as The Joseph House which is directly across the street from my home has been a VERY positive experience. My negative experiences have ALL involved individuals who are roaming the streets with no place to go, no bathroom (hence urinating and defecating on the streets and alleys), essentially no stability in their lives.

Any opposition to an important and essential project such as the 2000 Dunlap Street project is tragically shortsighted and misguided during this time of economic uncertainty.

Regards,

Catharine J. Pflum  
1529 Republic Street  
Cincinnati, OH 45202  
513-673-7446

--

**Cheers!**

**Katie**

Restoring Health, Transforming Lives

The mission of the Center for Respite Care is to provide quality, holistic medical care to people experiencing homelessness who need a safe place to heal, while assisting them in breaking the cycle of homelessness.

Board of Directors

Damian Billy – Chair

Mike Behme, CPA – Treasurer &  
Chair Elect

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Chief Executive Officer

Robert Donovan, SM, MD  
Physician  
Services generously provided by  
Cincinnati Health Network

1615 Republic Street  
Cincinnati, OH 45202

Mailing Address:  
P.O. Box 141301  
Cincinnati, OH 45250

Phone (513) 621-1868  
Fax (513) 621-1872  
www.centerforrespitecare.org

June 16, 2022

To: The Honorable Historic Conservation Board of the City of Cincinnati  
II Centennial Plaza  
5<sup>th</sup> Floor  
805 Central Avenue  
Cincinnati, Ohio 45202  
(sent by e-mail to: Mr. Douglas Owen, Acting Urban Conservator  
[douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@cincinnati-oh.gov) )

Re: Letter in Support of the Dunlap PSH Project at 2000 Dunlap Street  
COA2022032

The Center for Respite Care strongly supports the *Over-the-Rhine Community Housing's* request to construct a four story, 44 apartment, congregate housing facility at 2000 Dunlap Street.

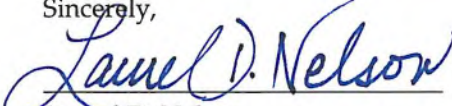
The goal of this project is to provide stable housing to those that are experiencing chronic homelessness coupled with on-site case management services. The Mission of *Over-the-Rhine Community Housing* closely aligns with our Mission.

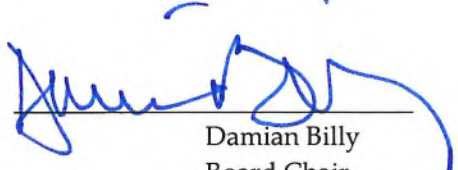
The Center for Respite Care is located at 1615 Republic Street within the St. Anthony Center. We are a 20 bed, 24-hour facility providing medical and nursing care to sick people experiencing homelessness to promote effective healing. Our clients receive quality medical care and assistance in breaking the cycle of homelessness. We have a 77% success rate in placing our clients into stable housing upon their medical discharge. However, finding stable housing is a constant challenge for us. The Dunlap PSH Project would provide an opportunity for our clients to continue their life in stable housing.

The proposed facility has a single entrance, with a staffed 24-hour front desk, which will enhance security for both the residents and the immediate neighborhood.

The Center for Respite Care joins with other organizations, such as the Greater Cincinnati Behavioral Health Services, 3CDC, the Greater Cincinnati Homeless Coalition, Strategies to End Homelessness, the Cincinnati Health Network, and others to strongly encourage the Historic Conservation Board's approval of the Dunlap PSH Project.

Sincerely,

  
Laurel D. Nelson  
CEO

  
Damian Billy  
Board Chair

June 16, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project.

My name is Ronjean Jackson. I live with Over-the-Rhine Community Housing and have lived in the Carries Place permanent supportive housing program since 2015. My housing helps me in more ways than just a roof over my head. I get support with employment, educational needs; support for whatever I need. There is truly help for whatever I need. This is a close neighborhood.

Downtown is a convenient and walkable place to live. This is a good area for a Permanent supportive housing program because people are already here, and they need this housing. There needs to be more permanent supportive housing in this neighborhood.

Sincerely,

Ronjean Jackson  
East Clifton Ave, Cincinnati OH 45202  
513-953-0053

June 16<sup>th</sup>, 2022

Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I have seen the design of the proposed building and I find it attractive. The scale, placement, massing, and density, of the building are appropriate for the neighborhood. I believe OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city, which I might add most developers do not meet with the community anywhere close to the extent that OTRCH has.

This city is in dire need of affordable housing! There are many people being displaced throughout the city and being priced out of Cincinnati. Just this week an article was released saying that Cincinnati is #4 in the nation for most expensive rent. As a resident of the neighborhood and teacher at Rothenberg (the Cincinnati Public neighborhood school) I have seen many neighbors and students displaced. The topic of homelessness is discussed on a daily basis at Rothenberg. We as a neighborhood and city need to do better. The Dunlap project proposed by OTRCH takes into account those in our city, those who are chronically homeless and are in dire need of affordable housing. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon Street. Similar concerns were raised prior to the JHH opening in 2010, not only have those fears have gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different background can live in together in harmony.

Sincerely,  
Jennifer Scheiderer

49 East Clifton Ave,  
Cincinnati, Ohio 45202

June 16, 2022

Mr. Owens:

I am writing in support of Over-the-Rhine Community Housing's (OTRCH) project at 2000 Dunlap Street. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

My organization, Strategies to End Homelessness leads a coordinated community effort to end homelessness in Greater Cincinnati. We also oversee funding from the U.S Department of Housing and Urban Development's Continuum of Care for the Homeless Program for Hamilton County/Cincinnati. One of the primary uses of such funds is to support Permanent Supportive Housing programs.


Cincinnati is in dire need of affordable housing, and this project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of homelessness, primarily from shelter or off the streets. Programming in this project has been designed to meet the needs of people leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

I have seen the design of the proposed building and believe the scale, placement, massing, and density of the building are appropriate for the neighborhood. I also understand the OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community, and that OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. And, after 24 years of working with OTRCH, I know that they, as always, remain committed to ongoing dialog with stakeholders who may interest in any of their buildings, which includes the design and operations of this Dunlap Street building. OTRCH understands as well as anyone that such honest and transparent engagement is what is needed when development is done in our city.

OTRCH has demonstrated success throughout the neighborhood, and specifically with the Jimmy Heath House (JHH) on Odeon Street. Many of the exact same concerns were raised in the development of the Jimmy Heath House in 2010, a those fears went unrealized. In fact, the Jimmy Heath House provides a positive impact on the neighborhood and is a model of how people of different backgrounds can live in together.

If you have any questions about our support, or the extensive need within our homeless services system, for projects like Dunlap Street please contact me at 513-263-2788 or [kfinn@end-homelessness.org](mailto:kfinn@end-homelessness.org).

Sincerely,



Kevin Finn  
President/CEO



June 15, 2022

Re: Dunlap PSH

To Whom it May Concern:

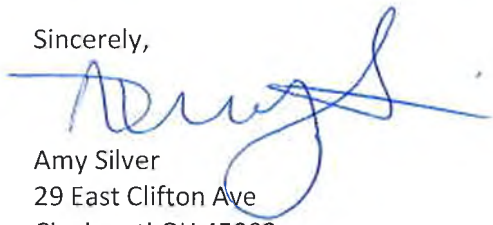
I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I have participated in most of the community meetings regarding this project and I find the scale, placement, massing, and density of the building are appropriate for our neighborhood. OTRCH has been a strong community partner in our neighborhood and are continuing to do so with this current project.

OTRCH has been active at our Over-the-Rhine Community Council meetings and has been forthcoming with their plans for the project. OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Our cities need for projects like this cannot be overstated.

Sincerely,



Amy Silver  
29 East Clifton Ave  
Cincinnati OH 45202.  
513-562-0240

6/16/2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon Street. Similar concerns were raised prior to the JHH opening in 2010, not only have those fears have gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different background can live in together in harmony.

Sincerely,  
Molly Simpson  
2818 Erie Ave. Cincinnati, OH 45208

6/17/2022

Re: Dunlap PSH

To Whom it May Concern:

Please allow me to introduce myself, Edward Slater. I am a homeowner in Over the Rhine and work for the Center for Respite Care located at Liberty and Republic Streets. I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

My work over the years with several agencies working to end homelessness has taught me that the city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon Street. Similar concerns were raised prior to the JHH opening in 2010, not only have those fears gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different backgrounds can together in harmony.

Sincerely,

Edward J. Slater  
1420 Main Street Unit 2F  
Cincinnati, Ohio 45202

June 16, 2022

Re: Dunlap PSH


To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's (OTRCH) project at 2000 Dunlap St. I understand that OTRCH is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I have attended a community council meeting where OTRCH has met with the community and provided honest and thorough answers to questions asked about this project. I believe OTRCH remains committed to an ongoing dialog with stakeholders who may have interest in the design of this building. This type of honest and transparent engagement is what is needed when development is done in our city.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of chronic homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon Street. Similar concerns were raised prior to the JHH opening in 2010, not only have those fears have gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different backgrounds can live in together in harmony.



Sincerely,  
Steve Smith  
1800 Race St

June 9, 2022

RE: Dunlap PSH Project  
Case No. COA 2022032

To Whom It May Concern,

I am a long time resident of Over-the-Rhine and Resident Board Secretary of Over-the-Rhine Community Housing. I urge you to support our proposed 44-unit permanent supportive housing project at Dunlap and Henry Streets in Over-the-Rhine. It will serve persons experiencing chronic homelessness, which is a big need in our neighborhood and city. I often hear people complaining and/or frustrated about encountering people homeless on our streets. This is a humane and dignified solution that warrants your support. This use is permitted.

I have attended both the Economic Development and Housing Committee and General Membership meetings of our Over-the-Rhine Community Council. OTRCH gave excellent presentations, answered questions, and offered to meet with anyone who was interested in hearing more about our plans. We offered tours of Jimmy Heath House so that neighbors can better understand the model we will be using at the Dunlap PSH site. As a long time member of our Community Council, it is disheartening to witness the attitude of NIMBYISM, now present at our meetings. I have seen persons drop off of our Community Council because of the racial and economic biases that are expressed about those most vulnerable and marginalized in our neighborhood. I believe there is more support for this project than can be understood or expressed by one close vote taken at a membership meeting.

I am excited about the design and how it wraps services around the people who will be living there. We all, both businesses and residents have a great opportunity to demonstrate love in action, rather than fear that keeps us separated from those we think are so different than ourselves. We can expand our hearts to welcome people in greatest need. OTRCH has been awarded LIHTC for this project. We are so close to making this project come to fruition. Your affirmative vote will help us on that positive trajectory.

Sincerely,  
Bonnie Neumeier  
[bonsunflower@gmail.com](mailto:bonsunflower@gmail.com)  
Resident of Over-the-Rhine  
Resident Board Secretary of OTRCH  
10 W. 14<sup>th</sup> Street  
Cincinnati, OH 45202



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Russell Winters

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Marcia Spaeth

Frank Harkavy  
(1926 – 2003)

June 8, 2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

I have seen the design of the proposed building and I find it attractive. The scale, placement, massing, and density, of the building are appropriate for the neighborhood. I believe OTRCH has taken appropriate steps to assure the new building maintains the social and visual contexts of the existing community.

I am familiar with OTRCH's long history of community engagement and their dedication to making OTRCH a place where all are welcome. OTRCH has met with the community on at least eight occasions and provided honest and thorough answers to questions asked about this project. This type of honest and transparent engagement is what is needed when development is done in our city.

This city is in dire need of affordable housing. Our shortage of affordable housing has been well documented with 1,000 people experiencing homelessness on any given night. This project reaches the most vulnerable among us - the chronically homeless. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House on Odeon Street. Similar concerns were raised prior to the JHH opening in 2010, not only have those fears have gone unrealized, but JHH has provided a positive impact on the neighborhood and has been a model of how people of all different background can live in together in harmony.

Sincerely,

Russell L. Winters, LISW-S  
Chief Executive Officer





June 8, 2022

RE: Dunlap PSH Letter of Support

To Whom it May Concern:

We are writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. It is our understanding that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

OTRCH has done many projects within the historic district of OTR, and I believe they will handle the design of this with the same level of care, within the oversight and approval of the Historic Conservation Board. We agree with the scale and size of the project, as it is usually not economically feasible to develop a smaller project.

This city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. Our understanding is that programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. We at Urban Sites are in support of the balance of housing needed in the urban core, and believe OTRCH has proven itself a long-time advocate in the OTR neighborhood.

Sincerely,

Tim Westrich  
VP, Affordable Housing

June 14, 2022

To Whom it May Concern:

I am writing in full support of Over-the-Rhine Community Housing's project at 2000 Dunlap Street. I understand that Over-the-Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

This city is in dire need of affordable housing. According to the 2021 Gap report from the National Low-income Housing Coalition report the City of Cincinnati has 81,297 extremely low-income renters and renters and 31,180 extremely low income units. Cincinnati just like the rest of the country must develop low-income housing units to if the city is to maintain itself as a livable city for all residents

This project reaches those who are most in need of affordable housing, the chronically homeless. One hundred percent of the men and women entering this housing program will be coming out of homelessness. Programming in this project has been designed to meet the needs of those residents leaving chronic homelessness. This project will offer a full range of services meant to stabilize and improve the lives of new residents.

OTRCH has demonstrated success throughout the neighborhood and specifically with its Jimmy Heath House (JHH) on Odeon Street and has been a model of how people of all different background can live in together in harmony and transition into meaningful communities.

As a former resident of Over-the- Rhine Community Housing, I know how much the stable supportive community basis programs can assist its residents in achieving success. My role as an advisor to 4 Presidents and the opportunity to become a national leader on the issue of homelessness would not be possible without the empowering compassionate services provided by the staff, board, and residence of Over-the Rhine Community Housing. I urge you to approve this project so that other who face life challenges can receive the shelter and care that is a constant in all programs operated by this amazing agency

Sincerely,

*Donald H. Whitehead Jr.*

Donald H, Whitehead Jr.  
Executive Director  
National Coalition for the Homeless  
2201 P. Street Washington DC. 20037

6/16/2022

Re: Dunlap PSH

To Whom it May Concern:

I am writing in support of Over-the-Rhine Community Housing's project at 2000 Dunlap St. I understand that Over the Rhine Community Housing is proposing a 44-unit permanent supportive housing project that will provide housing for those experiencing chronic homelessness.

As the co-chair to the Over-the-Rhine Foundation's Infill Committee, I have reviewed almost every new construction project proposed in the district for the last five years. Our committee also worked directly with the architect of this proposed project, and they went to great lengths to accommodate our recommendations and made significant changes and improvements. The scale, placement, massing, and density, of the building are appropriate for the neighborhood. This project is a strong example of good design, particularly for a constrained budget.

Outside of design matters, our city is in dire need of affordable housing. This project reaches those who are most in need of affordable housing, the chronically homeless. OTRCH continues to be an engaged community partner and has demonstrated success throughout the neighborhood.

Please support the equitable growth of our district and support this project's construction.

Sincerely,

Jennifer LeMasters Wirtz

**Jennifer G. LeMasters Wirtz**

Supervising Architect, Sr. Project Manager  
AIA, PMP, LEED AP BD+C, ENV SP

1720 Pleasant Street  
Cincinnati, OH 45202

M+ 1 513-703-8553



Over-the-Rhine Community Council  
P.O. Box 662  
Cincinnati OH 45201

May 18, 2022

Doug Owen  
Urban Conservator  
City of Cincinnati

Re: 2000 Dunlap Application for Certificate of Appropriateness and Variances

Dear Mr. Owen and Members of the Historic Conservation Board,

At our April 25, 2022 Over-the-Rhine Community Council meeting, the Board of Trustees recommended sending a letter of support regarding the Dunlap PSH project, including the project's request for a Certificate of Appropriateness and related variances. But the Membership voted against the Board's recommendation. There were 30 votes in favor and 34 votes in opposition, which means the "opposition" had a majority of votes. The project was presented to the Council on the following dates:

- December 13, 2021 – Board of Trustees
- January 4, 2022 – Economic Development and Housing Committee
- January 10, 2022 – Board of Trustees
- March 1, 2022 – Economic Development and Housing Committee
- March 14, 2022 – Board of Trustees
- March 28, 2022 – Full Council Meeting
- April 5, 2022 - Economic Development and Housing Committee
- April 11, 2022 – Board of Trustees
- April 25, 2022 – Full Council Meeting

Respectfully,

A handwritten signature in cursive script that reads "Maurice Wagoner".

Maurice Wagoner  
President  
Over-the-Rhine Community Council

cc: Mayor Pureval  
City Manager John Curp  
City Council

## Owen, Douglas

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**From:** David Berger <davidb@northernrow.com>  
**Sent:** Friday, June 17, 2022 9:52 AM  
**To:** Conservator, Urban  
**Subject:** [External Email] Opposition to 2000 Dunlop St. Application for Certificate of Appropriateness and variances.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from davidb@northernrow.com. [Learn why this is important](#)

### External Email Communication

Mr. Doug Owens and members of the Historic Conservation Board  
Urban Conservator City of Cincinnati,

I am writing your board as a property owner and a business owner to express my opposition to this request for variance. This neighborhood has been working long and hard to improve it's place as a safe and thriving OTR neighborhood. We have small businesses putting down roots, new residents moving in, and people coming into our neighborhood from all around the city to watch this transformation. This activity comes from the rich fabric of the buildings and people that are investing in and making this their community.

For years, we have invested tremendous private dollars to adhere to the historic guidelines during our development. This variance that is requesting a density of 44 units versus 14 is absurd. There are guidelines set which are rarely waived, and when they are, they are not nearly as egregious and against the wishes of businesses and the residents of the community as with this request.

In addition to an inappropriate density request, this project also proposes to bring an additional 44 units of institutional housing into a neighborhood that already has one of the highest saturations of low income recovery housing in the city. The building next to our business which is less than 300 feet from the proposed project, already has over 130 beds of sex offenders, newly released drug and alcohol abusers and puts a strain on the police and fire departments.

This projects application has also been improperly listed as "Congregate Housing", and should be listed as "Transitional Housing". It will include Court ordered drug and alcohol recovery; a use not permitted in the Urban mix zoning. This use also goes against and is inconsistent with the Mohawk Neighborhood Community Development Corporation's Comprehensive Plan which is quite clear when it describes allowable housing types. This project will house persons referred from the legal system having drug and alcohol issues. This guidance document was prepared by residents, business owners and city officials, and it is part of your boards responsibility to maintain and uphold the Historic, zoning and neighborhood directives.

This project is located in the heart of the Brewery District, and putting already at risk recovering alcohol and drug addicts in the center of it will not benefit their recovery, especially when the project does not ensure that the transitional housing project will provide onsite support services.

We have patrons from all over the city coming into our neighborhood and safety is very important to all of the businesses and residents. Ensuring that we do not invite additional people struggling with mental issues, drug and alcohol addictions into our neighborhood is very important to us, and is part of the City's responsibility of providing safety to its taxpayers! VOA - 130 beds (1 block away), Logan Towers - 62 beds (1 block away) boast two of the areas highest number of EMS, Police and Fire Department responses.

Neither the neighborhood nor the City safety services can afford to have additional crime and human warehousing projects dropped into our historic neighborhood.

The design of this project also asks for a setback variance of the building allowing it to be built up to the sidewalk. This will not meet with the building guidelines of the neighborhood and should also not be permitted.

I hope that you can see that there are multiple reasons that this application should not be approved as it does not warrant a variance of such magnitude allowing 44 versus 14 units, allowing for a setback variance, nor has it heeded the guidance of the Mohawk Neighborhood Community Development Corporation's Comprehensive Plan.

Thank you in advance for upholding the historic fabric of the neighborhood and guidelines set out by the residents and businesses that work each day to make our city a better place to live.

Cheers,

David Berger  
Northern Row Brewery & Distillery  
111 West McMicken Ave.  
Cincinnati, Ohio 45202

Sent from [Mail](#) for Windows 10

## Owen, Douglas

---

**From:** Alfred Berger <dsiltd@fuse.net>  
**Sent:** Tuesday, June 14, 2022 3:32 PM  
**To:** Conservator, Urban  
**Subject:** [External Email] Opposition to: New Republic 2000 Dunlap Street Project.

You don't often get email from dsiltd@fuse.net. [Learn why this is important](#)

External Email Communication

Historic Limited Liability Co LLC

2572 Queen City Ave.

Cincinnati, Ohio 45238

Alfred J. Berger .Jr

Member

Doug Owens

Urban Conservator

City of Cincinnati Historic Conservation Board

Two Centennial Place

805 Central Avenue, Suite 500

Cincinnati, Ohio 45202

June 14<sup>th</sup>, 2022

Dear Mr. Owens,

This is my second letter to the City of Cincinnati Historic Conservation board and is a follow up letter to the January 3<sup>rd</sup>, 2022 letter that the Dunlap Neighbors submitted to the Historic Conservation Board (HCB). In that letter, signed by thirty-

four residents and neighbors, we outlined our opposition to the Dunlap Neighbors is an informal group of residents and businesses that formed after we discovered the applicant was planning to construct a 44 unit structure designed to provide supportive permanent supportive housing to homeless people in that location suffering from addiction to drugs and alcohol and suffering from serious mental issues. It is critical to note that virtually every adjacent business and resident and many other nearby businesses and residents are opposed to this project in its present form. We are not opposed to affordable housing. We are opposed to cramming in a 44 unit structure on a 100' x 100' lot designed for 14 units. In our January 3<sup>rd</sup> letter we outlined our concerns about the density and setback variances the applicant is seeking. In this letter, signed by members of Dunlap Neighbors, we will outline the many other reasons why this structure is the wrong project in the wrong place at the wrong time.

1. Despite the fact the applicant is seeking to build a structure entirely paid for by public tax dollars and seeking several zoning variances the applicant has not engaged the community about the purpose or overall design of this project.
2. This property due to its tax free status configuration will probably never contribute to the general tax basis of structures in our neighborhood. This will burden all of our neighborhood structures to make up the difference and only add to our tax burden. It has NOT been approved or supported by the Mohawk Neighborhood Development Corporation or the OTR Community Council. They have not engaged adjacent residents or businesses and most of the community only learned of this project after they obtained the HCB Notice of Public Hearing card in the mail.. We request that you delay rendering a decision on this project until the applicant appropriately engages the community.
3. HUD policy directly opposes the over concentration of low income housing. 2000 Dunlap Street is located to an area of OTR over saturated with low income and other institutional units that would be more effectively located in other mixed neighborhoods. 2000 Dunlap St is located 0.2 miles of 130 bed Volunteers of America facility that houses sex offenders and other convicted individuals serving out their sentence in this halfway house. This project is 0.2 miles from Logan Towers, a 63 bed permanent supportive housing site for the chronic homeless and half a mile from The Jimmy Heath House, a 25 bed housing site for the chronic homeless. There are many other low housing projects located next to 2000 Dunlap Street that are too numerous to mention. This concentration of institutional supportive housing is dropped into a neighborhood with high poverty. Many of our neighborhood families are poor African-American families that are struggling to raise their children in a neighborhood that is already saturated with institutional housing for the chronic homeless, many of whom are battling mental illness, drug and alcohol addiction and trauma. How are these struggling families going to successfully raise their children in this type of environment?
  4. The applicant is proposing to construct a 44 unit structure for the chronic homeless and has stated the clients who will be housed there are individuals that are selected from the Coordinated Referral Entry System. Essentially the clients who will be served by this facility are referred by other clients in homeless shelters. This system is administered by Strategies to End Homeless Organization. This entry system is designed to select those individuals who exhibit the greatest need due to severe mental illness, addiction and past trauma. The applicant is proposing to house these 44 clients in a neighborhood with open prostitution and drug sales, elevated gun violence and a plethora of drinking establishments. One well established drinking hole is directly across the street. Imagine the situation with 44 addicted inmates waiting in line to get drunk in front of this bar with the bartender trying to get them to leave when they have drunk too much. These struggling individuals will be housed in units that are roughly 300 square feet with no guaranteed outside space to gather and recreate and breath fresh air. Or even worse their brown bags of quart beers getting drunk and sick in their cells.
5. Does any reasonable person at the end of the day believe that this type of unit is setting up the clients or the neighborhood families and businesses for success?
6. Where will these clients come from? Will they come from City of Cincinnati, Hamilton County, or the state of Ohio? A similar facility administered by applicant, OTR Community Housing, is located at 821 Ezzard Charles Drive. This 57 bed unit is designed to house the chronic homeless. According to Cincinnati Police Department 2021 data this address had 110 calls for service, 23 mental health, 14 report calls, 31 disorderly/trespassing, 3 weapons and 39 Other calls. Since there is no system in place to ensure that the clients of 2000 Dunlap Street are City of Cincinnati residents, the generous tax payers of this city, county and state will be paying for the services that these struggling individuals will invariably need and deserve.

7. This proposed project is in direct contrast to the stated goal of creating a mixed income neighborhood in OTR. Unlike other projects, such as 3CDC's Willkommen, this unit contains no mixed use residents and is exclusively low income with diagnosed proven social problems.
8. The applicant has not conducted a traffic or parking survey to indicate how this project will affect nearby residents and businesses that operate on Dunlap Street. The current use of 2000 Dunlap Street is a paved parking lot that was properly built and permitted and it provides desperately need parking. This project only proposes two parking spots. Where will visitors, staff, deliveries park? How will this affect the intersection of Henry and Dunlap Streets that receives a total of 35-50 tractor trailer loads each business day? How will the firetruck navigate their five daily runs to this tight packed project followed by an ambulance for any medical run.

We write this letter with a sympathetic heart for our homeless brothers and sisters who are in need of housing and services. We also write this letter with a clear understanding that this unvetted project fails to establish an environment where the proposed residents of this facility and the neighborhood families and businesses can be successful. We respectfully urge the HCB to delay a decision on this project until the community has been engaged and their questions answered.

I and others have presented the City with the plan later adopted by the City as the Development plan for the Over the Rhine plan. In this plan the treatment of mixed housing groups is clearly defined. The proposed development does not fit the plan but follows the former replaced practice of warehousing of the homeless. Please be sensitive to those who take their volunteer time to develop plans and strategies to improve our City and our treatment of those less fortunate than ourselves.

Regards,

Alfred J. Berger, Jr

Historic Limited Liability Co. LLC

Member

## Owen, Douglas

---

**From:** Kristen Bonavita <kjbonavita@gmail.com>  
**Sent:** Wednesday, June 15, 2022 11:29 AM  
**To:** Conservator, Urban  
**Subject:** [External Email] 2000 Dunlap Street PSH Development

You don't often get email from kjbonavita@gmail.com. [Learn why this is important](#)

### External Email Communication

My company is located in OTR in the area of the proposed 2000 Dunlap Street PSH development. I have worked there for 15 years. Recently; I have heard that the new building is supposed to be over 43' High. I feel this is too high for the neighborhood and will look out of place. It will block sunlight and air circulation to surrounding buildings. I feel that a two-story building would be a better fit for the area. I hope they have accounted for the parking spaces they are eliminating.

Thank you hearing my concerns,  
Kristen Bonavita

January 3, 2022, June 16, 2022

Dear Urban Conservator and HRB

Re: 2000 Dunlap Street request for variances

The Mohawk Neighborhood CDC Board of Trustees, without preliminary knowledge of the 2000 Dunlap project, were informed of the pre-hearing for zoning variances preliminary to a development project at Dunlap and Henry Streets. For the following reasons, we ask you to adhere to the current zoning criteria and do NOT grant the variances.

1.) There has been no outreach or community engagement within the Mohawk area of the Brewery District of OTR.

- Additionally, during the development of the Mohawk Area Plan (2016-2021) with The City's Planning Department, all property owners were informed by direct mail, and invited to participate in the plan's development.
  - Notifications were sent to property owners numerous times throughout the development of the plan.
  - Residential development is addressed in the plan with consensus on single and two-family homes on vacant lots within the district.
  - The property owner of 2000 Dunlap Street did not participate or express any specific residential use or density needs for the other participants to consider for this lot.

2.) If the 100'x100' lot were redeveloped for residential use, the Urban Mix zoning allows up to 14 residential units, with required rear setback of 10'. By Urban Mix standards this is appropriate as a maximum. To more than triple the number of residential units to 44 is a threat to the safety of the proposed residents and to the existing long-term industries.

- Urban Mix zoning was carefully designed and enacted a decade ago to safeguard existing industrial, processing, warehousing and commercial uses within the neighborhood district, while facilitating compatible adjacent development.
- 2000 Dunlap Street is in the heart of the Urban Mix zoning district. This 100' x 100' was made into a parking lot by the owners, with fencing, striping, and pay-box in 2018. It currently creates cash flow for the existing owners while serving the surrounding residences, businesses and industry.
- The Urban Mix zoning protection of density and setback, designed specifically for this area, must be retained for the purpose of the existing businesses and zoning protection.
  - The surrounding businesses include a large historic spent-grain processing facility (serving the breweries for well over 100 years!) that requires a daily steady flow of large semi-tractor trailer access on the existing narrow Dunlap Street;
  - A large industrial auction house that brings in used or surplus large equipment for reconditioning and reuse;
  - A decades-old bar/restaurant, multifamily residential, single and 2-family residential
  - Several other historic buildings that are vacant and in need of redevelopment.

3.) For further consideration, there is no listing for "Permanent Supportive Housing" under Urban Mix. "Transitional Housing" designed to (5.) assist persons recuperating from the effects of drugs, alcohol, even if under criminal justice supervision; or (6.) readjusting to society while housed under criminal justice supervision including, but not limited to, pre-release, work-release and probationary programs is not permitted within the residential populations allowable in the Urban Mix zoning. This project is NOT congregate housing, similar to sorority and fraternity houses.

**We would be interested in working with the developer toward a mutually agreeable affordable housing development.**

Respectfully submitted,

Julie Fay, Chair, Board of Trustees, Mohawk Neighborhood Community Development Corporation  
513-260-8434 jdfayotr@gmail.com

## Owen, Douglas

---

**From:** Steven Fink <sfink@bangzoomdesign.com>  
**Sent:** Wednesday, June 15, 2022 4:20 PM  
**To:** Conservator, Urban  
**Subject:** [External Email] 2000 Dunlap Street Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[You don't often get email from sfink@bangzoomdesign.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hi Doug,

My name is Steve Fink, and I own a residence on Dunlap Street (1908 Dunlap St). I purchased it about 2 years ago, and since that time, have invested heavily into it. I'd say the residential building it is in has been maintained to very high standards, and the occupants, like myself, represent much of what is happening in the OTR area - a vast re-invention of higher end design for homes and businesses. Dunlap Street is an interesting(mixture of residence, businesses (manufacturers, restaurants, etc..). All of which will be very, very affected by the 2000 Dunlap Street Project in a negative way.

There are breweries and places all around serving alcohol...steps away from the 2000 Dunlap Street Project. That would be a very bad situation. Cramming so many beds/people in that space with hardly any green space and no parking will just force the residence to wander the streets and most likely incite violence and crime. There are so many other areas downtown where a facility is not going to have to be jammed into such a small space, surrounded by bars and breweries where they most likely be tempted to use the things they are not supposed to.

Overall, the goal of the city is to make OTR beautiful and reduce crime and increase foot traffic and business. That is what is happening on Dunlap Street...as I'm a good example of that (I also own a business on Central Parkway). This Project would be a huge step backwards...So I implore you to consider finding another, more practical location for it in the city.

Thanks,

Steven Fink

## Owen, Douglas

---

**From:** Casey Henn - Cincinnati Industrial <casey@cia-auction.com>  
**Sent:** Friday, June 17, 2022 2:35 PM  
**To:** Conservator, Urban  
**Subject:** [External Email] 2000 Dunlap Street Project

You don't often get email from casey@cia-auction.com. [Learn why this is important](#)

External Email Communication

Hi Mr. Owen,

Good afternoon- I am writing this email to you in hopes of expressing my concern for the development of the 2000 Dunlap Street facility plans. We are in opposition of the project.

With Regards,



Casey S. Henn, *Business Development Manager*  
CIA Company | [Auctions](#) | [Acquisitions](#) | [Appraisals](#) | Since 1961  
[Casey@cia-auction.com](mailto:Casey@cia-auction.com)  
Address: 2020 Dunlap St., Cincinnati, Ohio 45214  
Let's Connect on LinkedIn: [www.linkedin.com/in/caseyhenn/](http://www.linkedin.com/in/caseyhenn/)  
[LinkedIn](#) [Facebook](#) [YouTube](#)

## Owen, Douglas

---

**From:** Deb Johnson <djohnson@robinimaging.com>  
**Sent:** Monday, June 13, 2022 5:57 PM  
**To:** Conservator, Urban  
**Subject:** [External Email] 2000 Dunlap Street Project / My Concern as a Business and Resident

You don't often get email from djohnson@robinimaging.com. [Learn why this is important](#)

### External Email Communication

Doug:

I would like to express my opposition to the 2000 Dunlap Street Project.

It would interrupt years of hard work that we businesses and residents have given to the Mohawk Neighborhood back to life.

My husband and I own Robin Imaging on Central Parkway and Mohawk Place and live nearby off Ravine Street.

We are hoping that new construction or rehabilitation of buildings would be owner-occupied.

These owner-occupied residents would add permanent neighbors, people who maintain their building and gardens, and spend money in the local businesses.

It has been our dream to do so.

There is already a large organization yards away from 2000 Dunlap Street Project that is a supportive temporary living place.

Why add another to our small corner of OTR when there could be another place without this already.

A mixed – use neighborhood is great – yet it is important to spread and balance the mix.

Please re-consider this 2000 Dunlap Street Project plan as it is being pushed forward.

Suggest another location to those planning it – Do they even know who we are who work and live here?

Respectfully,

Deb

Deborah Johnson, PhD  
Co-owner, Robin Imaging Services  
Gallerist, The Mohawk Gallery



www.robinimaging.com  
(513) 381-5116  
2106 Central Parkway  
Cincinnati, OH 45214

## Owen, Douglas

---

**From:** Rebecca Klabunde <rebecca.klabunde@gmail.com>  
**Sent:** Friday, June 10, 2022 1:32 PM  
**To:** Conservator, Urban  
**Cc:** Kenneth Klabunde  
**Subject:** [External Email] 2000 Dunlap Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### External Email Communication

Good afternoon.

We are Kenneth and Rebecca Klabunde and we own the home at 2017 Elm Street in Cincinnati, less than 200 feet from the proposed project at 2000 Dunlap Street, Cincinnati. We are writing to you today to share with you our deep concerns about the current proposal.

It is our understanding that this project is intended to bring about much needed housing for some of the most vulnerable folks in our community, but upon closer inspection, we feel that this project is NOT suited to meet the needs of these individuals and could potentially bring about more harm than good to our community at large. Please consider the following points:

1. A small lot (100' x 100') is simply insufficiently sized to hold 44 homes. This is extremely dense, goes WELL beyond the zoning restrictions for our neighborhood, and does not offer enough living space for 44 human beings to live with dignity. We can do better than this.
2. This proposal removes every bit of "green space" from the existing property - including a number of maturing trees that greatly contribute to our neighborhood's beautification and sense of well being. Many of the folks who will be housed here are battling mental illness and depression - exposure to nature (fresh air, Vitamin D, ample vegetation, etc) will be very important to their stabilization and recovery. The proposal does now include a small walled-in courtyard, but we feel it is, again, insufficient for 44 human beings to live with dignity.
3. The proposed plan allows for only 2 parking spaces. This is comically insufficient for the staff and residents of such a large undertaking and doesn't come close to meeting its own needs. Dedicated parking should be allocated to security, medical teams, administrators, and residents/guests. And when considering the area at large, (while parking is always difficult in urban areas) our neighborhood serves as the main source of parking for visitors to our many popular breweries and restaurants, new businesses that are bringing about jobs and economic progress, and the MANY visitors to Cincinnati's beloved Findlay Market. To lose the parking spaces in the lot at 2000 Dunlap would drive foot traffic to another area and potentially shutter existing business. Economic setbacks to our budding community would not help us help these potential residents to live with dignity.
4. There is no policy in place that assures our community that the residents chosen for this development will even be from our area. This means that the folks living on our own streets could easily be passed over for housing because it's more profitable to house citizens from another city, or state, or region. (Additionally, please note that any tenants who are unable to pay their rent, will likely

be evicted onto our streets and only ADD to the number of chronically homeless individuals for whom our community is already caring.) *The men and women that we see on a daily basis, the ones we know by name, are our priority - it's important to us that we care for them. They, too, are our neighbors and a housing project in our own backyard should absolutely care for its own.*

Your organization, the Historic Conservation Board, is committed to providing "protection of public health, safety, prosperity and welfare" . Our desire is the same, and so we ask you to please consider helping us by not supporting the proposed 2000 Dunlap project as it stands now. A much more reasonable project should be proposed - one that takes into account the things listed above and any other concerns that members of our community would like to have the opportunity to share. Those of us who live and work in this small pocket of OTR would be happy to meet with you and discuss ways to bring about dignified housing (as well as other needed community services) for those whom this project is intended to serve. We love our little neighborhood, and we want to see it be a safe, welcoming home for all.

Thank you for your consideration.

Kenneth and Rebecca Klabunde

--

Rebecca Klabunde

## Owen, Douglas

---

**From:** Jeffrey Luggen <jeffrey.michael23@gmail.com>  
**Sent:** Monday, June 13, 2022 9:41 AM  
**To:** Owen, Douglas; Conservator, Urban  
**Subject:** Fwd: [External Email] Project at 2000 Dunlap St.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from jeffrey.michael23@gmail.com. [Learn why this is important](#)

Doug,

I am writing this email in follow up to the email below which I sent to Beth Johnson on January 4, 2022. This is basically the same email that I sent then as most of my issues are the same. I would also like to add that this project was voted down by the OTRCC in April of this year and virtually every property Owner in the area has signed a petition opposing this project. If this is approved it shows how the voice of the neighbors is treated and I am not sure I want to live, work or play in that environment.

I am writing this letter in strong opposition to the proposed Over the Rhine Community Housing Project at 2000 Dunlap St.

I work at Cincinnati Industrial Auctioneers at 2020 Dunlap St., I now live at 1327 Pendleton St., and back in 2018 I purchased 2037 Elm. St. with the plans to rehab the property and make it my home. I had architectural drawings made and planned to invest more than \$750,000 in the property. While I have hit some snags due to the COVID-19 Pandemic and increased material and construction costs I still have hopes to someday move forward. I likely will not move forward if this project is approved for the simple fact that the voice seems to mean virtually nothing with regard

Here are some of my reasons for opposing this project.

**Parking** - The project calls for only a few parking spaces, where are the residents, their visitors, facility employees and service providers going to park? Parking in the area is already stressed and Emmert Grain has constant truck traffic, this will only further decline the situation

**Zero lot line** - I have several issues with this.

There is very little outdoor space for the residents, are they supposed to spend all of their time inside?

The building is designed to be built all the way back to Colby Alley, this will limit access up the alley, not only for individual use but for contractors and emergency vehicles.

**Density** - Again, several issues.

The letter from the architect says this will create (3) full time jobs, how is this sufficient to manage a facility of this size 24/7?

Dunlap is already a busy street, with trucks and employees of Emmert Grain and Cincinnati Industrial Auctioneers, the condos at 1920 and the apartments at 2027/2029 it will strain a traffic zone that is already difficult to navigate.

Each of the 44 units are supposed to be about 450 Sq. Ft. is this appropriate enough space for a person to live, especially with no outdoor leisure space?

Appearance – This modern building will stick out like a sore thumb amongst the historically preserved buildings of the Brewery District.

Neighborhood – Due to the proximity to Findlay Market and Rhinegeist this neighborhood has become an entertainment/commercial area more so than residential.

Thank you for your time, please consider my concerns above when ruling on this project, feel free to contact me via email or phone.

Jeffrey M. Luggen  
Employee 2020 Dunlap St.  
Resident 1327 Pendleton St.  
Property Owner 2037 Elm St.

**From:** "Johnson, Beth" <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>  
**Date:** January 5, 2022 at 8:15:30 AM EST  
**To:** Jeffrey Luggen <[jeffrey.michael23@gmail.com](mailto:jeffrey.michael23@gmail.com)>  
**Subject:** RE: [External Email] Project at 2000 Dunlap St.

Your comments will be submitted to the HCB for review

Beth Johnson, AICP | Urban Conservator

City of Cincinnati | City Planning and Engagement Department  
Permit Center | 805 Central Avenue | Cincinnati, OH 45202

513-352-4848 (p) | 513-352-2378 (f) | [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov) | [Website](#)



Effective October 3, 2021, the Zoning Division will be relocated to the City Planning and Engagement Department on the 7<sup>th</sup> floor, Centennial II, 805 Central Avenue. The Permit Center in the Department of Buildings & Inspections (B&I) will continue to coordinate all building permit, Zoning Verification Letter, Certificate of Appropriateness, and Zoning Certificate of Compliance

applications. We ask that all permit applications be received at the Permit Center, or by mail be submitted with **4 sets of plans**.

Our online permits services remain the best way to have your permit processed. We **encourage** you to submit your application by using [Electronic Plan Submission](#) (**which will eliminate 4 sets of plans**), online application (plumbing and HVAC) or by mail, 805 Central Avenue, Suite 500, Cincinnati, Ohio 45202. For questions about applications, please contact Customer Service at (513) 352-3271, opt. 9.

---

**From:** Jeffrey Luggen <[jeffrey.michael23@gmail.com](mailto:jeffrey.michael23@gmail.com)>  
**Sent:** Tuesday, January 4, 2022 3:35 PM  
**To:** Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>  
**Subject:** [External Email] Project at 2000 Dunlap St.

#### External Email Communication

Dear Ms. Johnson,

I am writing this letter in strong opposition to the proposed Over the Rhine Community Housing Project at 2000 Dunlap St.

I work at Cincinnati Industrial Auctioneers at 2020 Dunlap St., I also purchased 2037 Elm. St. in 2018 with the plans to rehab the property and make it my home. I had architectural drawings made and planned to invest more than \$750,000 in the property. While I have hit some snags due to the COVID-19 Pandemic and increased material and construction costs I still have hopes to someday move forward. I likely will not move forward if this project is approved. Here are some of my reasons for opposing this project.

- Parking - The project calls for only (2) parking spaces, where are the residents, their visitors, facility employees and service providers going to park? Parking in the area is already stressed and Emmert Grain has constant truck traffic, this will only further decline the situation.
  
- Zero lot line – I have several issues with this.
  - There is no outdoor space for the residents, are they supposed to spend all of their time inside?
  
  - The building is designed to be built all the way back to Colby Alley, this will limit access up the alley, not only for individual use but for contractors and emergency vehicles.

- Density – Again, several issues.
  - The letter from the architect says this will create (3) full time jobs, how is this sufficient to manage a facility of this size 24/7?
  - Dunlap is already a busy street, with trucks and employees of Emmert Grain and Cincinnati Industrial Auctioneers, the condos at 1920 and the apartments at 2027/2029 it will strain a traffic zone that is already difficult to navigate.
  - Each of the 44 units are supposed to be about 450 Sq. Ft. is this appropriate enough space for a person to live, especially with no outdoor leisure space?
  
- Appearance – This is a modern building will stick out like a sore thumb amongst the historically preserved buildings of the Brewery District.
  
- Neighborhood – Due to the proximity to Findlay Market and Rhinegeist this neighborhood has become an entertainment/commercial area more so than residential.

Thank you for your time, please consider my concerns above when ruling on this project, feel free to contact me via email or phone.

Regards,  
Jeffrey M. Luggen  
Contact: 513-708-9071, [Jeffrey.Michael23@gmail.com](mailto:Jeffrey.Michael23@gmail.com)  
Employee: 2020 Dunlap St.  
Property Owner: 2037 Elm St.



**Cincinnati  
Industrial  
Auctioneers**  
NATIONWIDE

Jun 10, 2022

Doug Owen

Urban Conservator  
805 Central Ave., Suite 500  
Cincinnati, Ohio 45202

Via Email Only

Dear Mr. Owen,

I am Jeffrey Luggen, Vice President and partner in Dunlap Properties, LLC and Cincinnati Industrial Auctioneers, Inc. CIA is a nationwide provider of Industrial Auction and Appraisal services. We use our buildings for our offices and warehousing operations. We have been located at 2020 Dunlap Street in OTR since 1980. CIA employs 20 people. This PSH development will affect CIA's ability to operate its business.

As to the Zoning Variances Requested and Certificate of Appropriateness: CIA and the neighboring businesses ship and receive goods on a daily basis. We can attest to the fact that Dunlap is a busy street with commercial traffic on weekdays. On the weekends the area is crowded with tourists and customers of the surrounding businesses. This high-density usage for transitional or institutional housing is not a good fit for the area. Within a couple of blocks, our neighborhood has (130) bed facility at the Volunteers of America which houses convicted felons and sex offenders in a re-entry program. We have a (63) bed facility at Logan Towers which house the chronically homeless with mental illness and addiction. We have a (25) bed facility at the Jimmy Heath house which house the chronically homeless with addiction. Our neighborhood is oversaturated with this type of institutional housing. Granting variance from density limitations in any amount only exacerbates this problem.



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2020 Dunlap Street  
Cincinnati, Ohio 45214

Telephone:  
(513) 241-9701

Facsimile:  
(513) 241-6760

Internet:  
[www.cia-auction.com](http://www.cia-auction.com)

E-Mail:  
[info@cia-auction.com](mailto:info@cia-auction.com)



We have seen the neighborhood go through many changes over the past 40 years, reaching a low point around 2001. Prostitutes and drug dealers took over the streets. Slowly, north OTR began to change for the better. In recent years the neighborhood has experience a resurgence. Private citizens are renovating homes and new businesses are opening. A welcomed change.

At present, Elm Street north of Findlay Market is an "entertainment district" with breweries, bars, restaurants, businesses and low-density housing. Dunlap Street from Findlay Street north is occupied by commercial businesses, a Tavern, low density housing, a public park and a public swimming pool. This type of housing is a poor fit for the neighborhood.

In mid-December, we were surprised to hear that a building is planned for 2000 Dunlap Street. The project will require numerous variances to the building and zoning codes. The building does not appear to conform with the existing land use in the neighborhood.

The "High-Density Variance" will change the density from (14) units for the lot size to a high-density usage of (44) units, over a 200 percent increase above the code. This density is being requested to achieve "Economies of Scale" purely for economic benefits for the developer. According to the application, the developer is to receive a \$1.6m fee. Further, this density usage will cause numerous traffic, parking, health and safety issues for the community. On March 15<sup>th</sup>, Cincinnati City Council voted "NO" to increase density and stated that "it is just another way for developers to make money." The **density ordinance voted down** by City Council would only increase the density on the Dunlap site to (28). OTRCH is asking for a huge increase to (44).

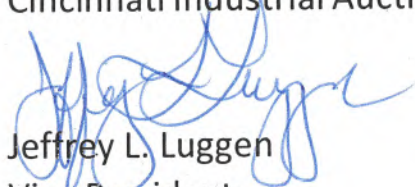
The "No Set Back Variance" gives the developer the ability to build from "lot line to lot line" for the sole purpose of creating density at the site. The plans only allow two spaces for parking, not enough to accommodate residents, guests, staff, delivery, or service personnel. The plans have little outdoor space for the residents to congregate. These necessities will be left to the surrounding streets to fulfill none of which facilities exist in close proximity.

Building to the "lot line" along Colby Alley will constrict the access to the alley making ingress and egress difficult for the residents. This constriction will make it

difficult for the Fire and Police Departments to gain access in case of emergencies. In January we requested reports from the Safety Department, Cincinnati Fire Department, Cincinnati Police Department, and the Transportation Department on how this would impact the neighborhood. To date we have seen nothing from the developer.

Little information has been given to the community regarding the development, or its effects on the neighborhood. We hope that the City will hear the residents', businesses, and property owners concerns and not grant these variances. The developer should adhere to the existing code.

Respectfully,  
Cincinnati Industrial Auctioneers, Inc.



Jeffrey L. Luggen  
Vice President



**Dunlap Street Properties LLC**  
**2020 Dunlap Street, Cincinnati, OH 45214**

June 10, 2022

Doug Owen  
Urban Conservator  
805 Central Ave., Suite 500  
Cincinnati, Ohio 45202

Via Email Only

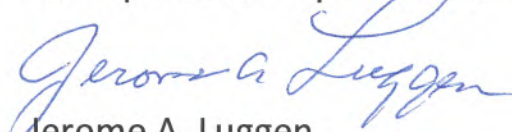
Dear Mr. Owen,

My company owns the building at 2008 Dunlap Street under the name 2008 Dunlap Street LLC. The building directly North of the 2000 Dunlap Street PSH development. As the owner of the adjacent property, I am entitled to a 10' setback, the entire length of the boundary line. I have no intention of relinquishing my right to a setback.

I own the adjacent building across Colby alley at 2001 Elm Street. Both of my buildings are one-story high. This 45' high structure will dwarf both of my one-story buildings and it will look odd and out of place.

I strongly urge HCB to deny the setback variances and to make the developer to adhere to the code.

Yours Truly,  
Dunlap Street Properties LLC

  
Jerome A. Luggen  
Partner

## Owen, Douglas

---

**From:** Joe Luggen <joe@cia-auction.com>  
**Sent:** Thursday, June 16, 2022 2:03 PM  
**To:** Conservator, Urban  
**Cc:** Owen, Douglas  
**Subject:** [External Email] Joseph Luggen Objection to 2000 Dunlap PSN  
**Attachments:** Joseph Luggen Opposition to 2000 Dunlap Street.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from joe@cia-auction.com. [Learn why this is important](#)

### External Email Communication

Doug Owen – Urban Conservator,

Attached please find my opposition letter dated January 14<sup>th</sup> regarding the 2000 Dunlap Street PSH Development. My concerns are still the same.

- 1) No Engagement with the Neighborhood. I still have not been contacted by the Developer.
- 2) The Tripling of the Density is Far too Great. On March 15<sup>th</sup>, 2022, City Council voted “NO” to increase density. It appears to increase density only contributes to the economic benefit of the Developer, not to the occupants or the neighborhood.
- 3) The Size of the Building is Far too Great to Fit on this Lot.
- 4) The Height of the Building of Close to 45’ is Far too Tall in Relation to the Surrounding Buildings in the Neighborhood. It will look out of place.
- 5) Only (2) Parking Spots for (44) Residents, Guests, Case Managers, Building Maintenance, Security, Etc.
- 6) I am a Partner in the Building located at 2008 Dunlap Street, the Northern border of the PSH Building. The Developer is not allowing for a setback along the entire lot line.
- 7) The OTR Community Council voted “NOT” to recommend this project.

I do not know how the development will look anything like the buildings in the Historic district. Please do not allow these variances. The Developer should have to adhere to the existing code.

Thanks,  
Joe



Joseph M. Luggen, Appraiser  
**CIA Company | Auctions | Acquisitions | Appraisals | Since 1961**

513-241-9701 Office | 513-886-1268 Cell | [joe@cia-auction.com](mailto:joe@cia-auction.com)  
Mailing Address: 2020 Dunlap St., Cincinnati, Ohio 45214

January 14, 2022

Historic Conservation Board  
c/o Ms. Beth Johnson  
City of Cincinnati, Urban Conservator  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

Re: Opposition to 2000 Dunlap Street Project – Rushed Timeline

Dear Ms. Beth Johnson:

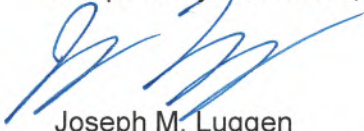
My name is Joseph Luggen, and I am an employee of Cincinnati Industrial Auctioneers, Inc. located at 2020 Dunlap Street. I'm writing this letter in opposition to the 2000 Dunlap Street Project. A few of the reasons for my opposition to said project is the quick project timeline and the lack of neighborhood community engagement. As far as the timing of this project, I feel it has been rushed from its conception to its presentation.

It is my understanding that OTRCH started brainstorming this idea in late September 2021. It was at that point that OTRCH came up with an idea and immediately engaged New Republic Architect regarding same. New Republic Architect was quick to finish drawings in early December 2021 (just two months after the initial conception). At that point, OTRCH submitted these drawings at the last minute at the Over-the-Rhine Community Council meeting in mid-December 2021. At that time, again it was quickly decided that a vote on the project would take place by the following meeting which would occur in early January 2022. At this time, they are seeking approval from the Historic Board shortly after late January 2022. I feel that this rushed timeline leads me to believe that the original project plan was ill-conceived and rushed in order to meet an OTRCH deadline in which to apply for government assistance in mid-February 2022. It is my belief that very little time and/or consideration was taken when presenting this project. A portion of the problem involved in the short timeline is the fact that the Council did not think about the area in which they are placing this project. This block of Dunlap mainly houses businesses between FL Emmert, Goodhart Motors, Cincinnati Industrial Auctioneers, Dunlap Café. This is not considered a "residential" area.

My next issue with the project is the lack of community engagement. There has been zero community engagement outside of going to the OTR Council meeting in December 2021. I work for Cincinnati Industrial Auctioneers which owns property directly east of this project and the garage building directly north of this project. This means that our company are the closest neighbors to this project and not one single person from OTRCH has ever reached out via email, phone or knocking on our door to discuss this project. Unfortunately, we did not become aware of this project until it was presented to the OTR Community Counsel in mid-December 2021. As well, most neighbors did not become aware of this project until they received a "Notice of Public Hearing" from the City of Cincinnati in the mail close to Christmas 2021. There has been little to no engagement with the neighbors regarding this project. What kind of neighbor are they going to be to us with no communication as to what they are doing? Considering the project's development, there should be open lines of communication to neighbors so that we can help look out for those who are being housed in the transitional homes, let their counselors know if anyone is having problems or issues, or if we can assist with obtaining possible part-time jobs for individuals coming into the community.

In conclusion, I am in no way against affordable housing. However, I am against this particular ill-conceived plan for affordable transitional housing. I don't believe the necessary time and consideration was taken into planning it or the correct amount of local community awareness was engaged.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'J. Luggen', is written over the text 'Respectfully Submitted,'.

Joseph M. Luggen  
Employee and Local Resident of Over the Rhine

## Owen, Douglas

---

**From:** Ryan Luggen <ryluggen@gmail.com>  
**Sent:** Friday, June 17, 2022 12:45 PM  
**To:** Conservator, Urban; Owen, Douglas  
**Subject:** [External Email] 2000 Dunlap Street Project

Some people who received this message don't often get email from ryluggen@gmail.com. [Learn why this is important](#)

### External Email Communication

Mr. Owen,

I am emailing you to inform you of my opposition to the 2000 Dunlap Street Project. The variance request for increased density will not fit our current neighborhood. I urge you to count the number of current residents in this area.. Allowing the proposed density will certainly double to triple the number of residents in an already small area..

TGIF,  
Ryan

Ryan L. Luggen  
[ryluggen@gmail.com](mailto:ryluggen@gmail.com)

## Owen, Douglas

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**From:** David Macejko <davidmacejko@gmail.com>  
**Sent:** Thursday, June 2, 2022 11:58 PM  
**To:** Conservator, Urban  
**Subject:** [External Email] 2000 Dunlap Street Project

You don't often get email from davidmacejko@gmail.com. [Learn why this is important](#)

### External Email Communication

As a property owner, business owner and resident of 1722 Elm Street I write in opposition to OTRCH's 2000 Dunlap housing project aimed at eliminating homelessness in Over the Rhine.

1st I and other residents believe the density of this building ( 40-50 units) is beyond reason and city guidelines for the size of the property. OTRCH might be better served by liquidating this small parcel and increasing its endowment. Find a more suited space.

2nd OTRCH for years has owned and operated several homeless projects within Over the Rhine. Other non profits have created homeless shelters within the urban core. Yet the homeless issue remains in the city. Brick and Mortar downtown isn't having lasting impact. Homelessness is not exclusive to Over the Rhine.

3rd More buildings won't address the real issues of the homeless. Another 11 million dollars from the state for a structure neglects the the underlying issues. Dollars spent to enable a better minimum wage, restructuring draconian welfare regulations keep those in poverty from exiting the welfare system, and the lack of funding for existing infrastructure within the mental health support system would have better results. Do something different.

4th After visiting with local leadership who have dealt with the homeless and jobless has not convinced me more brick and mortar will impact homelessness in our community. Do something different.

5th I am unaware of any major metropolitan area that has created more and more homeless shelters has succeeded in solving this multifaceted issue. Politicians must have the courage to take a different path. If we don't embrace a different approach, we will continue to neglect the root causes and continue to enslave people and families in poverty and homelessness.

Respectfully  
David Macejko  
513.919.1541

## Owen, Douglas

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**From:** neil marquardt <neil.marquardt@gmail.com>  
**Sent:** Friday, June 17, 2022 2:59 PM  
**To:** Conservator, Urban  
**Subject:** [External Email] Strong Opposition to the 2000 Dunlap Project

You don't often get email from neil.marquardt@gmail.com. [Learn why this is important](#)

### External Email Communication

Hello Doug,

I would simply like to express my strong opposition to the proposed project at 200 Dunlap Street.

In addition to the various issues with building a project of that size, and moving from 14 to 44 proposed rooms, with little to no outdoor space and almost no parking, I am against it for another reason. My personal experience with OTRCH has been a nightmare. As I said in previous communications, the property that Mary Rivers runs on Clifton Avenue sits above our backyard and we've had multiple and ongoing issues with the units. My wife was almost killed by rollerblade that was tossed into our backyard by a resident and nothing was done to address this issue.

I would be happy to discuss how poorly OTRCH runs their properties.

Best,

Neil Marquardt  
513.257.5133



Jeffrey M. Nye  
jmn@sspfirm.com

Direct dial: 513.533.6714  
Direct fax: 513.533.2999

June 16, 2022

Historic Conservation Board  
Two Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

Re: Cases COA2022032 and COA2021066 – Certificate of appropriateness and variances at 2000 Dunlap Street

Dear Board Members:

I represent the F.L. Emmert Company. This letter is submitted in response to the recent application for a certificate of appropriateness (or “COA”) in case COA2022032. The hearing on that case is consolidated with an earlier application for two variances in case COA2021066. I submitted on behalf of Emmert a letter dated January 18 and presented argument at the January 24 hearing on the variance case. This letter is submitted in addition to, not in place of, that letter and those arguments.

Emmert has only a limited objection to the structure as proposed in the COA application. That objection relates to the orientation of the “main entrance” and parking lot of the structure.

This letter addresses two preliminary matters, then discusses Emmert’s objection to the COA application, and concludes with some additional discussion of the applicant’s variance requests.

**A. The COA cannot be granted if the variances are denied.**

At the risk of stating something obvious, the COA application is based on a proposed design that incorporates the variances applied for in case COA2021066. If those variances are not granted, the structure for which the COA is sought would not be in compliance with the Zoning Code and, ipso facto, would not be “appropriate” for the

historic district. In that event, the certificate of appropriateness must be denied. (This letter will return to the variances below.)

**B. With respect to the COA, the Board should focus not on the *design* of the building (to which Emmert does not object) but rather on the *fit* of the building in the neighborhood.**

While the application is focused on whether the proposed structure meets the standards in Part B of the Guidelines, the Board must not overlook Part A.

The Zoning Code incorporates the “Revised Over-The-Rhine Historic District Conservation Guidelines” to govern the COA application. *See* CZC 1435-07-2-C. Those Guidelines include a set of “Specific Guidelines” in Parts B-1 through B-9 that are, in essence, a set of *design principles*. They set out rules for the composition, materials, roof type, window organization, etc., of a proposed structure.

F.L. Emmert does not have any particular objection to the proposed structure’s adherence to those design principles.

But those design principles are only the means by which to achieve the *purposes* that are described in the “Intent and General Guidelines” section in Parts A-1 through A-4.

Of particular relevance to this case is the instruction in part A-3 of the “New Construction” Guidelines that “The Historic Conservation Board’s review of new construction will focus on the design compatibility with the surrounding contributing structures.” The Board is specifically directed to, and must, consider the “balanc[e]” of “the programmatic needs of the applicant with how well the design relates to the neighboring buildings” in the area. In other words, the Board is not supposed to look at merely the type of roof, the color of brick, and how the windows are arranged. The Board is also specifically — indeed, *primarily* — supposed to “focus on” the proposed structure’s relation to the existing buildings in the area, and must make sure the proposed structure is “compatib[le]” with the existing neighborhood.

**C. If the proposed structure is built, it must be reoriented to better fit the neighborhood.**

As the Board knows from the testimony at the January 24 hearing on case COA2021066 (which has been consolidated with case COA2022032), the neighboring buildings are largely not only commercial or industrial in appearance, but also

commercial or industrial in operation. It would not be appropriate to build a residential structure with the main resident ingress and egress (and the only parking lot) immediately adjacent to these existing uses.

Emmert owns the property immediately to the west of the subject (the address is 2007 Dunlap Street), where it operates its facility that manufactures animal feed materials and products for distribution to pet food and livestock feed companies all over the world. Emmert also leases the property on the southwest corner of Dunlap and Henry. This is sometimes known as the "Delhi Foods" building. (Its mailing address is 1800 Central Parkway, which is on the opposite side of the building.)

The nature of Emmert's business means that a large number of tractor trailers, hopper trucks, tank trucks, or other large equipment operates on Dunlap Street. Approximately 20 such trucks come into or out of the production facility every day; sometimes more. The Delhi Foods building is warehouse space, and materials and products are regularly moved between it and the production facility throughout the day, mainly via forklift. Other companies nearby operate other commercial or industrial businesses on Dunlap Street. The Board heard testimony from some of them at the earlier hearing, and may hear more in the COA case as well.

As Emmert explained in its January 18 letter, and argued to the Board at the January 24 hearing in the variance case, Emmert has no objection to the nature of the applicant's proposed use of the property, but has very serious safety concerns about the compatibility of the proposed structure in this specific location. Emmert does not believe that the safety implications of putting a 44-unit building alongside a busy corridor of heavy equipment have been fully considered.

Emmert's concern is exacerbated, not ameliorated, by the proposed design of the structure. According to the application letter (see §II-6 at page 3) and the site plan and elevations (Exhibit D to the application), the applicant is proposing to put a storefront-style "front entrance" at the southwest corner of the site. The site plan and elevations additionally show that the applicant is proposing to put a small parking lot on the northwest corner of the site. (The application letter states on page 1 that the parking lot is on the "northeast" corner, but this appears to be a typographical error.)

By proposing to place the front entrance and the parking lot on Dunlap Street, the applicant is putting them in direct proximity to where a large number of trucks and forklifts are currently operating. That is not an appropriate "balance" between the proposed structure and how it "relates to the neighboring buildings." It is not safe—not

for Emmert and its employees or vendors, and not for the applicant's prospective residents.

Emmert therefore asks the Board (if it grants the variances) to require the applicant to mirror the structure across the north-south axis of the property. In other words, if the structure is built, the main entrance should be on the *southeast* side of the building, and the parking lot should be on the *northeast* side of the building. That orientation would make the site safer for both Emmert and the prospective residents of the building, and would be closer to the appropriate "balance" with existing buildings and their uses.

Emmert submits that this orientation would also make the site more attractive to residents. The southeast corner of the site roughly faces east on Henry Street, looking toward Elm Street about 135 feet away. While residents may approach the building from any direction, it seems most likely that they will tend to approach the site on Henry, coming from Elm. Elm is one of the City's main streets, and it has both the streetcar and multiple Metro lines, not to mention regular private vehicular traffic. Residents would seem to be less likely to approach the site from either Dunlap Street, which (at just 25 feet wide) has no public transportation and much less private vehicular traffic, or from the west on Henry (which does not continue through to Central Parkway). Orienting the structure so the main entrance faces the direction from which residents are most likely to approach is the most sensible design even if not for the safety concerns described above.

Moving the parking lot from the northwest corner to the northeast corner is the most sensible choice for all the same reasons. The lot would be accessible through Colby Alley, which runs along the eastern edge of the site.

Emmert raised this "orientation" issue informally with the applicant prior to and after the June 8 pre-hearing, and understands that the applicant is looking into the feasibility of it. Emmert appreciates that effort. As of the date this letter is prepared, the applicant has not advised as to whether it intends to adopt this change.

**D. The COA application does not justify the variances.**

Because the COA application includes additional argument relating to the variances, Emmert will speak to them here. Emmert wishes to add three points to those it already made in the companion case.

### **1. The tail must not wag the dog.**

One possible objection to Emmert's request to re-orient the building as a condition of a COA is that Colby Alley is not wide enough to accommodate a parking lot on the northeast corner of the site, or that it is not wide enough to accommodate public services like trash removal. (The trash bin is planned to be within the parking area, per the site plan in Exhibit D to the COA application.)

Emmert believes that any such objection would be incorrect. Colby Alley already serves the small amount of other residential traffic from the properties at 2013 Elm and 2015 Elm. (Despite their address and frontage on Elm, their curb cuts are on Colby Alley.) The proposed lot is only for two or three cars, and would not overload Colby. (It is worth repeating that Emmert's objection to placing the lot on the northwest corner isn't that Dunlap Street will become inundated with cars from this site once the project is completed. The objection is that the Board should take all reasonable steps to put a buffer between the parking lot and the existing truck and forklift traffic for safety reasons.)

But assuming for the sake of argument that Colby Alley cannot accommodate either the traffic or the trash removal, then the appropriate response is to deny the variance request under which the applicant seeks permission to build to the rear lot line. With respect to parking, the applicant could obviate any concern about Colby Alley by complying with the Zoning Code and including the required rear yard, which it could then use to aid ingress and egress via Dunlap if necessary. (The required rear yard is 10 feet. *See* CZC 1410-07 ("Building Form and Location"). A "yard" is simply the space between a "building" and the lot line. *See* CZC 1401-01-Y. A driveway is not a "building," *see* CZC 1401-01-B11, and thus is permitted within the rear yard. *See also* CZC 1410-07 ("Vehicle Accommodation—Driveways and Parking"; Driveway Restrictions: "None").)

With respect to trash removal, the Zoning Code explicitly states that it is not within the public interest to grant a variance if it affects the delivery of public services. *See* CZC 1445-13(j). The Board in January expressed its preference and exercised its discretion to consider the variances and the COA together. It should do exactly that—and should not grant a variance that would then box the neighborhood into an inappropriate COA. If it's impossible to place the parking lot on the northeast corner because the setback variance was granted, then the solution is to deny the setback variance, not to place the parking lot in an inappropriate location.

Again, to be absolutely clear—using the rear yard to accommodate ingress and egress via Dunlap is less preferable to Emmert because using Colby Alley is safer, and the Board should require the applicant to put the parking lot on the east side of the structure for that reason. But if Colby Alley is unusable, then the next best solution is to keep the required setback and use it to make the site safer at Dunlap. The COA cannot be the tail that wags the dog.

**2. The site has no “special circumstances or conditions” that justify a variance.**

Among the justifications offered for the variances in the COA application is the assertion (in §III-1, at page 7) that there are “practical difficulties” that warrant the granting of the variances.

The arguments made in support of the “practical difficulties” argument are wrong and should be rejected for reasons discussed extensively at the January 24 hearing,<sup>1</sup> but the Board should not lose sight of an even more significant problem with this argument.

The “practical difficulties” analysis is the second part of a two-part conjunctive test, and the applicant has not satisfied the other part of the test.

That test is contained in CZC 1445-15(a), which says that a variance may be granted if: “Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.” Before even getting to the “practical difficulties” analysis, an applicant for a variance must first show that there are “special circumstances or conditions pertaining to [this] specific piece of property.” The “practical difficulties” must be directly caused by (or “ow[ed] to”) those special circumstances or conditions of the specific property at issue.

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<sup>1</sup> One argument raised in the COA application that was not (to the best of Emmert’s recollection) raised at the variance hearing is the claim (on page 9) that a variance should be granted because the applicant acquired the property before the existing zone was implemented. That is a red herring. Pre-existing *uses* can be grandfathered in after zone changes. Pre-existing *ownership* does not exempt property owners from the Zoning Code when they are adopting a new use for a property.

The applicant fails that part of the test. The subject site has no special circumstances or conditions. It is perfectly square. It is almost perfectly flat. It has no characteristics of distinction, except perhaps for its perfect ordinariness.

As a matter of law under the Zoning Code, it is ineligible for variances because it lacks any “special circumstances or conditions.” Or to put it non-categorically, even if there are “practical difficulties,” they are not the result of any “special circumstances or conditions pertaining to [this] specific piece of property.”

If property qualifies for a variance, then every property in the City qualifies for a variance, and the Zoning Code’s restrictions are not requirements at all—they are just suggestions that can be dispensed with at the Board’s discretion. That is not how the law works.

### **3. City Council, not this Board, makes zoning policy and zone changes.**

The applicant is effectively asking the Board to make a zone change. The COA application argues (at page 8) that the Board should grant variances because the Zoning Code’s requirements are “entirely unreasonable” for OTR.

It is the exclusive purview of City Council—not the applicant, and not this Board—to determine what zoning requirements are reasonable. A variance is not a tool to correct what an applicant (or anyone else) perceives as errors of judgment in zoning laws. That is not Emmert’s contention or interpretation of zoning principles—that is black-letter law from the Ohio Supreme Court’s holding in *Consolidated Management, Inc. v. Cleveland* (1983), 6 Ohio St.3d 238, 240 (“variances are not authorized to change zoning schemes or to correct errors of judgment in zoning laws”).

The applicant actually makes this same argument or request a second time in a roundabout way. It argues (in the last full paragraph on page 8) that a density variance should issue because “the Board has granted much larger variances to other properties.” Variances are not—or at least are not supposed to be—precedential. The reason is the same as the one described in the prior section of this letter: variances must be granted based on the specific parcel at issue and the special circumstances or conditions applicable to that parcel. Unless a variance was previously granted on this same parcel, any other variances are simply not relevant.

If it were otherwise, then this Board would effectively be amending the Zoning Code by granting the variances in this case (and indeed the variances in all cases). If

“the Board has granted other variances” were a ground to grant every variance, then the Board would have no choice but to grant the same density and setback variances to every parcel adjoining the subject site—and then every parcel adjoining those parcels, and every parcel adjoining *those* parcels, and on and on, until every parcel in the City has received a variance and the Zoning Code is barely a hint of anyone’s memory.

Fundamentally, arguments that existing zones are “unreasonable” or that these variances should be granted because other variances were granted, are arguments about whether this Board should make zoning policy, or whether City Council makes zoning policy.

The answer to that question cannot be seriously debated. This Board carries out City policy—it does not make it. Again, that is not Emmert’s view of how the law should work. It is the express holding of the Ohio Court of Appeals that governs Cincinnati, in the case of *Vandervort v. Sisters of Mercy* (1st Dist. 1952), 97 Ohio App. 153, 156-57 (explaining that “the determination of whether regulatory rules shall be enacted and their nature is a matter of policy confided by the Constitution to the law-making department of government; that is, the General Assembly for the state, and the council for the villages”; “the authority thus confided cannot be delegated,” and so only a City Council can establish policy and change zones).

Any argument that the policy is “unreasonable,” or wrong for any other reason, must have no purchase here. The Board must follow the policy set by City Council through the duly enacted ordinances that compose the Zoning Code, and must follow the Ohio courts’ pronouncements about the limited purpose of variances and the jurisdiction of the Board.

**4. If the Board grants the variances, it should impose a condition that ensures street access is not impeded.**

Finally, to return to an issue raised at the January 24 hearing, in addition to its safety concerns Emmert is worried about the effect that an over-dense, no-setback construction project will have on its ability to operate its business. Emmert fears that the projected 100 construction jobs, not to mention construction equipment, will interfere with the trucks and forklifts that deliver, move, and haul materials and goods.

Subsequent to the prior hearing on the variances, the applicant advised Emmert that if a building permit was issued, the applicant intended to ask construction

contractors to submit a plan for maintaining traffic on Dunlap and Henry during construction.

Emmert appreciates this effort, but to date is not aware of any specific plans that it (or the Board) can evaluate. Emmert therefore requests that if the Board grants any of the applications, then it impose an additional condition that the applicant submit and comply with a plan that ensures that construction does not impede traffic on Dunlap and Henry.

#### **E. Conclusion**

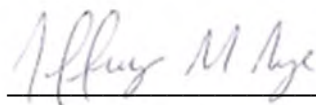
Emmert does not oppose the nature of the applicant's proposed use for the property, but the parcel has no special circumstances or conditions that warrant granting a variance, and in any event the variances requested are so substantial as to amount to a request for a zoning change, which this Board cannot grant.

If the Board nevertheless grants one or both variances, or if it grants the COA (with or without variances), it should impose the additional conditions (1) that the applicant submit and comply with a construction plan that does not impede traffic on Dunlap and Henry Streets, and (2) that the applicant relocate the main entrance and the parking lot to the east side of the structure.

We appreciate the Board's attention to these cases and look forward to seeing you on June 27.

Sincerely,

STAGNARO, SABA  
& PATTERSON CO., L.P.A.



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Jeffrey M. Nye

## Owen, Douglas

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**From:** Christine Oliver <tineabell@gmail.com>  
**Sent:** Thursday, June 16, 2022 10:24 AM  
**To:** Conservator, Urban  
**Subject:** [External Email] 2000 Dunlap Street PSH Development Opposition

You don't often get email from tineabell@gmail.com. [Learn why this is important](#)

### External Email Communication

I work near the proposed 2000 Dunlap PSH project. I learned from the neighbors that the building that will house (44) chronically homeless residents with special needs. This vulnerable population will need a full-time staff of counselors, caseworkers & medical staff, building maintenance and janitorial staff, food preparation personnel and security people. The building has only (2) parking places.

Where will the residents & their visitors park?

Where will the staff, counselors and medical personnel park?

Where will the case workers & cafeteria workers park?

Where will the security people park?

There is very little parking in our congested neighborhood of OTR. The Developer is eliminating (21) spaces of needed parking. At the very least the Developer should provide parking spaces for the staff instead of leaving that responsibility to the streets. They need to be "good neighbors". Providing parking would be a start.

Thank You,  
Christine Oliver

## Owen, Douglas

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**From:** Robert Sehlhorst <robertsehlhorst@gmail.com>  
**Sent:** Wednesday, June 15, 2022 2:05 PM  
**To:** Conservator, Urban  
**Subject:** [External Email] Petition Opposing 2000 Dunlap Street Project COA2022032  
**Attachments:** 2000 Dunlap Street PSH Development Opposition Petition 4-11-2022.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from robertsehlhorst@gmail.com. [Learn why this is important](#)

### External Email Communication

Historic Conservation Board  
Two Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Doug Owens  
Urban Conservator

Dear Mr. Owens,

My name is Robert Sehlhorst and I reside at 2019 Elm Street. My rear property line is within 200 feet of the proposed OTRCH project at 2000 Dunlap Street. My neighbors and I and nearby businesses, are opposed to this project. Attached is a petition signed by 103 residents and business owners near and around 2000 Dunlap Street stating our opposition. We are opposed to this project for the following reasons.

1. The applicant is seeking a zoning density of 44 units on a 100' x 100' lot that is zoned for 14 units. They are seeking a zoning variance that is more than three times permitted density. That amount of density cannot be found on Dunlap Street or on adjacent streets. If that variance is granted, it would completely change the historic character of Dunlap Street and the Mohawk Neighborhood. Cincinnati City Council in 2022 decided to maintain current density requirements. This zoning variance request by the applicant is directly counter to the vision outlined by City Council.
2. The building is too tall and large for that lot. Nearby buildings are 1-3 stories high. If this proposed building is constructed it will create a monolithic structure that will tower over nearby homes and businesses. This proposed plan will undermine the historic character of Dunlap and Henry Streets and the Mohawk Neighborhood and is not appropriate.
3. Our small compact Mohawk Neighborhood is over saturated with institutional housing of this type. Adding 44 institutional units to this neighborhood would create 262 institutional beds. How many institutional beds can a fragile, transitional neighborhood absorb?
4. Nearby families with children and businesses are deeply concerned that this project will only add to the number of convicted sex offenders residing in our neighborhood. One block away from 2000 Dunlap Street is the Volunteers of America (VOA). VOA provides 130 beds for convicted criminals completing their sentences. According to the Hamilton County Sheriff's Department website there are 62 sex offenders housed at VOA. How many sex offenders will be residing at 2000 Dunlap Street?
5. The OTR Community Council membership in April voted to oppose this project. Mohawk Neighborhood CDC does not support this project in its current form. All nearby neighbors and businesses, with very few exceptions, are deeply opposed to this project.

For these reasons and many more outlined on our attached neighborhood petition, I urge the Historic Conservation Board to vote no on this project.

Respectfully,  
Robert Sehlhorst

## STOP OTRCH's 2000 Dunlap Street PSH Development

About this petition

### OPPOSITION PETITION

#### STOP OTRCH's 2000 Dunlap Street PSH Development

Over The Rhine Community Housing (OTRCH) of Cincinnati, Ohio has proposed a PSH development, targeted to serve individuals experiencing chronic homelessness and have a history of mental health illnesses and drug and alcohol addiction, at 2000 Dunlap Street in the Mohawk Neighborhood of OTR. This development will consist of a four-story building with (44) studio apartments on a 100' x 100' Lot with zero lot line construction.

Residents, property owners, businesses, and employees of the Mohawk Area of OTR and surrounding areas OPPOSE THIS PROJECT for the following reasons:

- This proposed project is seeking a zoning variance that would permit 44 units on a lot zoned for 14 units. This is three times the zoned density for this lot and results in too many units crammed into a small parcel in a busy, highly congested area that serves low density residential housing, commercial businesses, light industry, entertainment businesses, breweries, bars, night clubs and restaurants. Cincinnati City Council recently voted NO to increase density ensuring that existing zoning restrictions for density remain in place.
- This project will change the character of our neighborhood by adding another institutional/transitional type housing facility to our neighborhood that already has several, including the Volunteers of America that is less than 1-block and is a (130) Bed facility for sex offenders and other criminals finishing their sentences, Logan Towers is less than 2-blocks and is a (63) Bed facility for individuals experiencing chronic homelessness with a history of mental health or substance use disorders, OTRCH's Jimmy Heath House, (25) Bed facility for individuals experiencing chronic homelessness. The addition of this project will result in a total of 262 institutional beds in our small pocket neighborhood. Institutional housing will outnumber market rate housing more than 2 to 1. This is NOT affordable housing. This is institutional transitional housing.
- Placing 44 clients with mental health illnesses and drug and alcohol addiction in a neighborhood with open drug sales and prostitution, gun violence and a plethora of drinking establishments does NOT set up the chronic homeless for success. No more institutional projects need to be shoehorned into our small neighborhood which is trying to evolve from past neglect.
- Within a 10-minute walk of this project low-income government subsidized housing out numbers market rate housing almost 10 to 1. We support mixed housing, combination of market rate, low income, and workforce housing. Workforce housing for people who live, work, and generate payroll taxes in our city is what is needed to move the city and our neighborhood forward. Why is government subsidized housing limited to a handful of Cincinnati neighborhoods? The other 52 neighborhoods should be considered to disperse affordable housing throughout Cincinnati.
- There are absolutely no policies or guarantees in place to ensure that the clients of this facility are actually from this neighborhood or the city. Clients can and will come from nearby cities,

- other states, and regions. This will only increase the workload on the overburdened city services at the expense of the taxpayers of Cincinnati.
- There are no policies or guidelines in place that will prohibit additional sex offenders from being housed in this project. At last count on April 6th, 2022, there were 62 convicted sex offenders residing at Volunteers of America, 115 W. McMicken, a 1-minute walk from this proposed facility.
- The zero-lot line construction allows for only two designated parking places and inadequate outdoor space for the intended occupants. Parking and congestion on Dunlap Street are already very limited and inadequate parking for staff, service providers, occupants, and visitors will create more problems.
- No traffic studies have been commissioned to study the traffic patterns/road closures during construction and after operation. Additional traffic and demand for parking from this project will negatively affect the quality of life for residents and the ability of businesses to operate.
- Due to the extreme concentration of warehouses and other businesses on this street an overly dense project of this nature will prevent these businesses from conducting business and could jeopardize 50 to 60 jobs.
- 2000 Dunlap Street is zoned Urban Mix. This zoning code strictly prohibits transitional housing of this type. The Urban Mix Zoning was adopted in 2007 to pave the way for housing in this industrial/warehouse without detriment to existing businesses and jobs. Urban Mix Zoning has no reference to PSH, but specifically excludes Transitional Housing of the type the developer wants to put in (#5 and #6) is specifically excluded:  
:§ 1401-01-T. - Transitional Housing.
- SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION"Transitional housing" means housing designed to assist persons in obtaining skills necessary for independent living in permanent housing, including homes for adjustment and halfway houses. Transitional housing is housing in which:
  - An organization provides a program of therapy, counseling, or training for the residential occupants.
  - The organization operating the program is licensed or authorized by a governmental authority having jurisdiction over operation; and
  - The program is for the purpose of assisting the residential occupants in one or more of the following types of care:
    - Protection from abuse and neglect.
    - Developing skills necessary to adjust to life.
    - Adjusting to living with the handicaps of physical disability.
    - Adjusting to living with the handicaps of emotional or mental disorder or mental retardation.
    - Recuperation from the effects of drugs or alcohol, even if under criminal justice supervision; or
    - Readjusting to society while housed under criminal justice supervision including, but not limited to, pre-release, work-release, and probationary programs.

The Dunlap Neighbors do not oppose the mission of providing housing support for our low-income families and brothers and sisters. But we believe this specific project is the wrong project in the wrong place.

We, the residents, property owners, businesses, and employees of the Mohawk Area of OTR and surrounding areas Oppose the 2000 Dunlap Street PSH Development.

## Signatures

1. Name: Kristen Bonavita (kristen@cia-auction.com) on 2022-04-13 19:32:34  
Comments:

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2. Name: Jeffrey M Luggen (jeffrey.michael23@gmail.com) on 2022-04-13 19:34:50  
Comments: 2037 Elm St.

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3. Name: Christine Oliver (christine@cia-auction.com) on 2022-04-13 19:38:02  
Comments: 3707 Vollmer Place, Cincinnati, OH

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4. Name: jeff luggen (jeff@jluggen.com) on 2022-04-13 19:39:30  
Comments: 2020 dunlap street

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5. Name: Robert Sehlhorst (robertsehlhorst@gmail.com) on 2022-04-13 20:23:45  
Comments:

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6. Name: Ryan Luggen (ryan@cia-auction.com) on 2022-04-14 18:08:54  
Comments:

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7. Name: Stuart Schulman (sschulman@dltdelivers.com) on 2022-04-15 16:58:30  
Comments: 225 Stark Street Cincinnati, Ohio 45214

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8. Name: Joseph M Vallo (jvallo@vallomanagement.com) on 2022-04-15 17:35:55  
Comments:

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9. Name: Nick Caruso (ncar7623@gmail.com) on 2022-04-15 18:53:51  
Comments: I am a resident of Dunlap Street. This is not the right location for this project due to several factors in the immediate area surrounding the proposed location. This is a great project, but the people utilizing the service would be better served if this project was built in a location that doesn't promote and surround them with the very things that likely contributed to their situation.

---
10. Name: Michael Basch (squirrelweddingfilms@gmail.com) on 2022-04-15 20:05:39  
Comments:

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11. Name: Alfred J Berger Jr (dsiltd@fuse.net) on 2022-04-15 20:32:30  
Comments: Warehousing the poor or the sick is a sick policy

---
12. Name: Deborah Johnson (djohnson@robinimaging.com) on 2022-04-15 21:09:11  
Comments: As co-owner of Robin Imaging Services and resident in The Mohawk Neighborhood, I strongly disagree to add another institutional transitional housing facility where this is proposed. There are many other choices in Cincinnati to better support this need. Those of us in The Mohawk Neighborhood have been working to build affordable

housing here so that those who work here or in OTR can live here.

---

13. Name: Carol Ann schulman (gardenroselady@yahoo.com) on 2022-04-15 21:20:26  
Comments:

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14. Name: Kim McCarty (kimhalemccarty@gmail.com) on 2022-04-16 00:27:48  
Comments: The placement of this project at 2000 Dunlap is predictably discriminatory and will have a disparate impact on the Disabled and African Americans. It will steer poor, disabled, predominately black people to a poor, predominately black community.

It is inhumane to provide housing for the targeted population in a low opportunity community that is infested with open-air drug markets, prostitution, chronic blight and uncontrollable crime.

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15. Name: john valentine (johnv913@gmail.com) on 2022-04-16 01:07:23  
Comments: We have had enough of this in our neighborhood!

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16. Name: Sherri King (sherribarberphotography@gmail.com) on 2022-04-16 03:50:18  
Comments:

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17. Name: Kenneth Klabunde (k.klabunde@gmail.com) on 2022-04-16 11:16:01  
Comments:

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18. Name: Rebecca Klabunde (rebecca.klabunde@gmail.com) on 2022-04-16 11:25:58  
Comments:

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19. Name: Mikey Sorboro (mikey@latenightslice.com) on 2022-04-16 14:33:36  
Comments: Business owner in neighborhood. Late Night Slice & Oddfellows

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20. Name: Hal Lorton (notrollah@gmail.com) on 2022-04-16 21:20:09  
Comments:

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21. Name: Tara Lorton (4holytara@gmail.com) on 2022-04-16 22:34:30  
Comments:

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22. Name: Jerome Luggen (jerome@cia-auction.com) on 2022-04-18 12:38:12  
Comments: 2020Dunlap Street

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23. Name: John Walter (johnwalter@cinci.rr.com) on 2022-04-18 22:55:25  
Comments: I am against this project for all the reasons argued in this petition.

---

24. Name: Paul Bauer (bauerp674@gmail.com) on 2022-04-20 15:29:43

Comments:

- 
25. Name: Daniel Bascone (dfb1143@gmail.com) on 2022-04-20 15:41:23  
Comments:
- 
26. Name: Dale Anderson (daleanderson323@gmail.com) on 2022-04-20 16:13:38  
Comments:
- 
27. Name: Logan Reynolds (loganpreynolds@gmail.com) on 2022-04-20 16:14:03  
Comments:
- 
28. Name: Jenny Miller (jenny\_miller4@aol.com) on 2022-04-20 17:14:31  
Comments:
- 
29. Name: Ethan Anost (ethananost2843@yahoo.com) on 2022-04-20 17:23:20  
Comments:
- 
30. Name: Jasmine Wells (jasmine.kww@gmail.com) on 2022-04-20 17:26:21  
Comments:
- 
31. Name: Sarah Harlow (sarahwv26@gmail.com) on 2022-04-20 17:32:06  
Comments: 216 Klotter Ave
- 
32. Name: Renee Miller (thespeckledwren@aol.com) on 2022-04-20 17:32:29  
Comments:
- 
33. Name: Julie Miller (millerjulie50@yahoo.com) on 2022-04-20 17:35:06  
Comments:
- 
34. Name: Colin Barge (bargecolin@gmail.com) on 2022-04-20 17:38:50  
Comments: This is NOT in the best interest of the neighborhood and will have a negative impact.
- 
35. Name: Jennifer Jill Cummins (jenjillj@gmail.com) on 2022-04-20 17:43:14  
Comments:
- 
36. Name: Evan Cummins (evan.cummins@gmail.com) on 2022-04-20 17:45:21  
Comments:
- 
37. Name: Blake Baxter (baxter.blake@gmail.com) on 2022-04-20 17:48:09  
Comments:
-

38. Name: Kristina Elaine LaScalea-Sehlhorst (tinalascalea@gmail.com) on 2022-04-20 17:55:21  
Comments:
- 
39. Name: Caitlin Cummins (cjj.cummins@gmail.com) on 2022-04-20 18:10:16  
Comments:
- 
40. Name: Joseph Luggen (buckeyemachinery@hotmail.com) on 2022-04-20 18:16:17  
Comments:
- 
41. Name: David Macejko (overtherhinecigars@gmail.com) on 2022-04-20 18:39:04  
Comments: Over the Rhine is Cincinnati's highest crime neighborhood of all kinds according to Cincinnati Police. I've been a victim. This project will do nothing to mitigate that reality and will likely exacerbate problems with theft, breaking and entering, and violence between Liberty, and McMillan.
- 
42. Name: Andy Smith (smith.andrew.lynn@gmail.com) on 2022-04-20 18:54:16  
Comments:
- 
43. Name: Matt Jacob (mattjjacob@gmail.com) on 2022-04-20 22:57:52  
Comments:
- 
44. Name: Elliott Culter (eculter@sugarcreek.com) on 2022-04-21 14:34:01  
Comments: Signing on behalf of Southern Ohio Holding Organization which owns properties on Mohawk and McMicken.
- 
45. Name: Bradley Rusk (ruskb34@gmail.com) on 2022-04-21 15:39:37  
Comments:
- 
46. Name: Frederick C Ellenberger (fellenberger@cinci.rr.com) on 2022-04-21 15:41:04  
Comments:
- 
47. Name: Brent Rohr (brent.rohr@gmail.com) on 2022-04-21 15:46:56  
Comments:
- 
48. Name: Rebecca Restrepo (restreppo@gmail.com) on 2022-04-21 15:55:30  
Comments:
- 
49. Name: Carley Atchison (carley.atchison@gmail.com) on 2022-04-21 16:12:45  
Comments:
- 
50. Name: Liz Yauch (lizebear18@gmail.com) on 2022-04-21 17:00:16  
Comments:
-

51. Name: Vincent Harnett (vincent.harnett@gmail.com) on 2022-04-21 21:06:03  
Comments: I am against OTRCH's 2000 Dunlap Street PSH Development
- 
52. Name: Ron Rowe (rhrproperties@gmail.com) on 2022-04-21 22:15:08  
Comments:
- 
53. Name: Patricia Berger (cinti1pa@aol.com) on 2022-04-22 13:04:02  
Comments: This will increase insecurity and bad image to an already tainted neighborhood
- 
54. Name: James Hautz (jjhautz@gmail.com) on 2022-04-22 13:06:45  
Comments:
- 
55. Name: Richard Cedar (rdcmole@aol.com) on 2022-04-22 13:19:21  
Comments:
- 
56. Name: Mary Fox (MARYFOX522@GMAIL.COM) on 2022-04-22 14:13:45  
Comments: 522 CONROY ST
- 
57. Name: Diego Jordan (arch\_terra@hotmail.com) on 2022-04-22 16:21:31  
Comments: Wrong proposal. Wrong place for this type of facility.
- 
58. Name: Douglas Wainz (wanderlust@fuse.net) on 2022-04-22 16:40:21  
Comments:
- 
59. Name: Sandy Wainz (cityview@fuse.net) on 2022-04-22 16:41:48  
Comments:
- 
60. Name: David Reid (hman@h david.com) on 2022-04-22 16:47:43  
Comments: We have enough social agencies in our neighborhood!
- 
61. Name: Michael Fox (michaeljfox522@gmail.com) on 2022-04-22 17:01:48  
Comments:
- 
62. Name: Cherie Senger (cherie.senger@gmail.com) on 2022-04-22 21:35:30  
Comments:
- 
63. Name: Mitul Dadhania (mituldadhania@hotmail.com) on 2022-04-23 11:04:31  
Comments:
- 
64. Name: Kate Hensler (hensler.ka@gmail.com) on 2022-04-23 22:41:56  
Comments:

- 
65. Name: Nathan Baugh (nbaughlv@yahoo.com) on 2022-04-24 08:07:47  
Comments:
- 
66. Name: Molly Kirleis (mfk0220@gmail.com) on 2022-04-24 08:08:21  
Comments:
- 
67. Name: Craig Herget (craig.herget@gmail.com) on 2022-04-24 20:15:59  
Comments: I oppose this project.
- 
68. Name: Willim Johnson (BJohnson@RobinImaging.com) on 2022-04-25 12:42:14  
Comments: The Mohawk neighborhood is trying very hard to move forward. We have enough mental health and homeless problems now and do not need more.
- 
69. Name: steven fink (sfink@bangzoomdesign.com) on 2022-04-26 20:44:36  
Comments: I am opposed to this project.
- 
70. Name: Alex Dieterle (adieterle@bangzoomdesign.com) on 2022-04-26 21:32:44  
Comments: 1415 Central PKWY
- 
71. Name: Steve Casino (tamer-boa-0k@icloud.com) on 2022-04-26 22:06:13  
Comments: 1415 Central Parkway
- 
72. Name: Kimberly Starbuck (kimstarbuck9@gmail.com) on 2022-04-27 02:54:50  
Comments:
- 
73. Name: Michael Hoeting (MHOETING@GMAIL.COM) on 2022-04-27 19:43:44  
Comments:
- 
74. Name: Carol Schulte (carolnschulte@gmail.com) on 2022-04-27 19:45:02  
Comments:
- 
75. Name: Cary Satch Travis (carytravis@gmail.com) on 2022-04-27 23:05:27  
Comments:
- 
76. Name: Julie Fay (jdfayotr@gmail.com) on 2022-04-29 02:25:45  
Comments: Too dense for the location, zoning and clientele served.
- 
77. Name: Neil Marquardt (neil.marquardt@gmail.com) on 2022-04-29 12:23:01  
Comments: This project makes NO sense at this location. Density issues, parking challenges, safety concerns, property values, putting at-risk people in the middle of this neighborhood are some of my tops concerns.

- 
78. Name: Joe Maas (maas2212@gmail.com) on 2022-04-29 18:15:39  
Comments: 10750 Mockernut Dr  
Harrison. Ohio 45030
- 
79. Name: David Berger (davidb@msdf1.com) on 2022-04-30 18:07:16  
Comments:
- 
80. Name: Nancy P Berger (Nancyb@northernrow.com) on 2022-04-30 20:13:25  
Comments: 2567 Queen City Ave
- 
81. Name: Josh Quattlebaum (Joshq@northernrow.com) on 2022-05-01 16:58:04  
Comments:
- 
82. Name: Karen Domine (edenpk2@aol.com) on 2022-05-02 12:41:13  
Comments:
- 
83. Name: Brenden Douglass (brendend@northernrow.com) on 2022-05-02 13:07:56  
Comments: As someone who works in OTR and already deals with the current homeless situation I can see how a new homeless shelter in our neighborhood can negatively effect the company I work for and the guests we accommodate. Moreover, many people visiting Cincinnati come to OTR to enjoy themselves and this potential shelter would reflect poorly on our city
- 
84. Name: Cody R Jackson (cjackson@bangzoondesign.com) on 2022-05-02 16:37:30  
Comments:
- 
85. Name: Alex Hutchins (alexh@northernrow.com) on 2022-05-03 17:33:54  
Comments:
- 
86. Name: Jonathon Pettit (tungstenx3@hotmail.com) on 2022-06-02 23:18:47  
Comments:
-

In person signatures

# OPPOSITION PETITION

## STOP OTRCH's 2000 Dunlap Street PSH Development

April 11<sup>th</sup>, 2022

Over The Rhine Community Housing (OTRCH) of Cincinnati, Ohio has proposed a PSH development, targeted to serve individuals experiencing chronic homelessness and have a history of mental health illnesses and drug and alcohol addiction, at 2000 Dunlap Street in the Mohawk Neighborhood of OTR. This development will consist of a four-story building with (44) studio apartments on a 100' x 100' Lot with zero lot line construction.

Residents, property owners, businesses, and employees of the Mohawk Area of OTR and surrounding areas **OPPOSE THIS PROJECT** for the following reasons:

1. This proposed project is seeking a zoning variance that would permit 44 units on a lot zoned for 14 units. This is three times the zoned density for this lot and results in too many units crammed into a small parcel in a busy, highly congested area that serves low density residential housing, commercial businesses, light industry, entertainment businesses, breweries, bars, night clubs and restaurants. Cincinnati City Council recently voted NO to increase density ensuring that existing zoning restrictions for density remain in place.
2. This project will change the character of our neighborhood by adding another institutional/transitional type housing facility to our neighborhood that already has several, including the Volunteers of America (130) Bed facility for sex offenders and other criminals finishing their sentences, Logan Towers (63) Bed facility for individuals experiencing chronic homelessness with a history of mental health or substance use disorders, OTRCH's Jimmy Heath House, (25) Bed facility for individuals experiencing chronic homelessness. The addition of this project will result in a total of 262 institutional beds in our small pocket neighborhood. Institutional housing will outnumber market rate housing more than 2 to 1. This is NOT affordable housing. This is institutional transitional housing.
3. Placing 44 clients with mental health illnesses and drug and alcohol addiction in a neighborhood with open drug sales and prostitution, gun violence and a plethora of drinking establishments does NOT set up the chronic homeless for success. No more institutional projects need to be shoehorned into our small neighborhood which is trying to evolve from past neglect.
4. Within a 10-minute walk of this project low-income government subsidized housing out numbers market rate housing almost 10 to 1. We support mixed housing, combination of market rate, low income and workforce housing. Workforce housing for people who live, work and generate payroll taxes in our city is what is needed to move the city and our neighborhood forward. Why is government subsidized housing limited to a handful of Cincinnati neighborhoods? The other 52 neighborhoods should be considered to disperse affordable housing throughout Cincinnati.
5. There are absolutely no policies or guarantees in place to ensure that the clients of this facility are actually from this neighborhood or the city. Clients can and will come from nearby cities, other states and regions. This will only increase the workload on the overburdened city services at the expense of the taxpayers of Cincinnati.
6. There are no policies or guidelines in place that will prohibit additional sex offenders from being housed in this project. At last count on April 6<sup>th</sup>, 2022, there were 62 convicted sex offenders residing at Volunteers of America, 115 W. McMicken, a 1-minute walk from this proposed facility.

7. The zero-lot line construction allows for only two designated parking places and inadequate outdoor space for the intended occupants. Parking and congestion on Dunlap Street are already very limited and inadequate parking for staff, service providers, occupants, and visitors will create more problems.
8. No traffic studies have been commissioned to study the traffic patterns/road closures during construction and after operation. Additional traffic and demand for parking from this project will negatively affect the quality of life for residents and the ability of businesses to operate.
9. Due to the extreme concentration of warehouses and other businesses on this street an overly dense project of this nature will **prevent these businesses from conducting business and could jeopardize 50 to 60 jobs.**
10. 2000 Dunlap Street is zoned Urban Mix. This zoning code strictly prohibits transitional housing of this type. The Urban Mix Zoning, was adopted in 2007 to pave the way for housing in this industrial/warehouse without detriment to existing businesses and jobs. Urban Mix Zoning has no reference to PSH, but specifically excludes Transitional Housing of the type the developer wants to put in (#5 and #6) is specifically excluded:

Transitional Housing		
Programs 1—4	P	
Program 5, 6	—	

: § 1401-01-T. - Transitional Housing.

11. SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONEMAIL SECTION

"Transitional housing" means housing designed to assist persons in obtaining skills necessary for independent living in permanent housing, including homes for adjustment and halfway houses. Transitional housing is housing in which:

- (a) An organization provides a program of therapy, counseling or training for the residential occupants;
- (b) The organization operating the program is licensed or authorized by a governmental authority having jurisdiction over operation; and
- (c) The program is for the purpose of assisting the residential occupants in one or more of the following types of care:
  - (1) Protection from abuse and neglect;
  - (2) Developing skills necessary to adjust to life;
  - (3) Adjusting to living with the handicaps of physical disability;
  - (4) Adjusting to living with the handicaps of emotional or mental disorder or mental retardation;
  - (5) Recuperation from the effects of drugs or alcohol, even if under criminal justice supervision; or
  - (6) Readjusting to society while housed under criminal justice supervision including, but not limited to, pre-release, work-release and probationary programs.

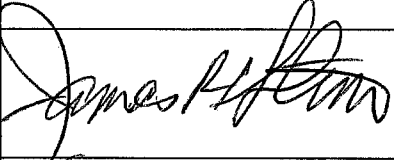
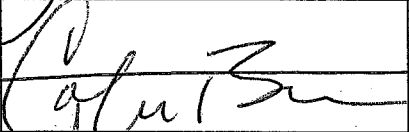
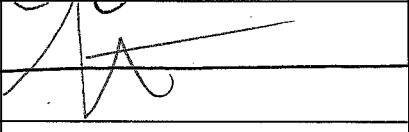
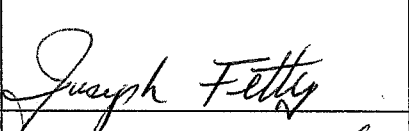
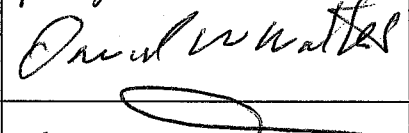

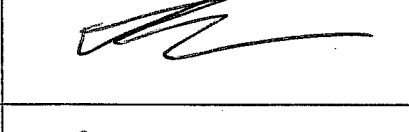
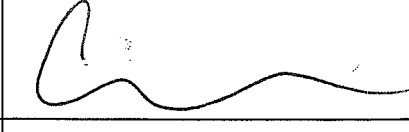
The Dunlap Neighbors do not oppose the mission of providing housing support for our low-income families and brothers and sisters. But we believe this specific project is the wrong project in the wrong place.

We, the residents, property owners, businesses, and employees of the Mohawk Area of OTR and surrounding areas **Oppose the 2000 Dunlap Street PSH Development.**

Name	Signature	Address
MARK GATHERWRIGHT	Mark Gatherwright	2025 ELM ST. 45202
Janet Gatherwright	Janet Gatherwright	2025 Elm St 45202
Juliana Lemen	Juliana Lemen	2023 Elm St 45202
mike Fitzgerald	Mike Fitzgerald	2023 Elm St 45202
Wyle Stein	Wyle Stein	2023 Elm St 45202
Beth Ali Muniz	Beth Ali Muniz	2025 Elm St 45202
Patricia Greene	Patricia Greene	2023 Elm St 45202
Gerald Manias	Gerald Manias	enployer 2025 elm
Joanne Farmer	Joanne Farmer	2035 ELM ST #84 45202
Kelly Johnson	Kelly Johnson	<del>1885</del> 1885 Forestview Ct. 45233
Cherie Antorum	Cherie Antorum	1926 Dunlap 45202

The Dunlap Neighbors do not oppose the mission of providing housing support for our low-income families and brothers and sisters. But we believe this specific project is the wrong project in the wrong place.





We, the residents, property owners, businesses, and employees of the Mohawk Area of OTR and surrounding areas **Oppose the 2000 Dunlap Street PSH Development.**

Name	Signature	Address
JAMES R. STERN		2020 DUNLAP ST (CINTI INDUSTRIAL AUCTIONEERS)
<del>Colm Buge</del>	<del></del>	<del>2031 Dunlap St Cinci 45214</del>
<del>Steven Fink</del>	<del></del>	<del>1908 Dunlap St #2 Cincinnati 45214</del>
Joseph V. Fetti		242 STARK ST CINTI OH 45214
David Walters		260 STARK ST CINC OH 45214
Mamad SHALAS I.		2020 Central Pkwy CIN OH 45214
John Philkovic		235 Stark St. Cincinnati OH 45214
Cesur		2020 Puler St. Cincinnati, OH 45214

Signal  
Electrical  
Sign  
Electrical

The Dunlap Neighbors do not oppose the mission of providing housing support for our low-income families and brothers and sisters. But we believe this specific project is the wrong project in the wrong place.

We, the residents, property owners, businesses, and employees of the Mohawk Area of OTR and surrounding areas **Oppose the 2000 Dunlap Street PSH Development.**

Name	Signature	Address
CHRIS BURNS		2016 ELM ST. CINCINNATI, OH 45202
Chris Helmers		2023 Elm St. Cincinnati Ohio 45202
Adam Dehn		2023 ELM ST Cincinnati Oh, 45202 Cincinnati
JIM MARTIN		1528 ELM ST CINCINNATI OH 45202

## Owen, Douglas

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**From:** Kristina LaScalea-Sehlhorst <tinalascalea@gmail.com>  
**Sent:** Friday, June 17, 2022 11:50 AM  
**To:** Conservator, Urban  
**Subject:** [External Email] 2000 Dunlap Street COA20222032

You don't often get email from tinalascalea@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear Urban Conservator,

My name is Kristina LaScalea and I want to express my opposition to the OTR Community Housing project at 2000 Dunlap Street. I live within 200 feet of that site. Requesting a zoning variance of 44 units for a lot zoned for 14 units far exceeds the intended use of that lot. Placing 44 chronic homeless people with mental illness and drug and alcohol addiction in a fragile transitional neighborhood with open drug sales, open prostitution, and elevated gun violence does not create an environment that is safe for the homeless or for neighbors and businesses.

As a mother and grandmother I am very concerned about the number of convicted sex offenders in our neighborhood. One block away from 2000 Dunlap Street is the Volunteers of America institution that houses 130 convicted criminals that are completing their sentences. According to the Hamilton County Sheriff's website there are 62 sex offenders held there. How many more sex offenders will reside at 2000 Dunlap Street? This building is too large and too tall and will tower over adjacent buildings and will forever alter the historic character of Dunlap Street and the Mohawk Neighborhood.

I urge the Historic Conservation Board to vote no on this application.

Respectfully,

Kristina LaScalea

## Owen, Douglas

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**From:** rep81@aol.com  
**Sent:** Friday, June 17, 2022 1:55 PM  
**To:** Owen, Douglas  
**Cc:** Conservator, Urban  
**Subject:** [External Email] Proposed PHS Building at 2000 Dunlap St.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from rep81@aol.com. [Learn why this is important](#)

### External Email Communication

Mr. Owen:

I have worked with a business in OTR near the proposed PSH building site for over 30 years. In my frequent visits, I have seen the resurgence of the neighborhood, i.e. Findlay Market, Rhinegeist Brewery, The Streetcar, Shops, Restaurants, Bars, etc. With all of the public and private efforts in financing, planning and construction that were put forward to revitalize and preserve the architecture and character of the area, I feel that the planned facility is not a good fit. The size and architectural style of the proposed building are completely out of character for the surrounding area.

While the proposed use of this facility is a noble one, I would suggest that a more suitable location would be appropriate.

Thank you for your time and consideration in this matter.

Regards,

James Stern

# Gregory R. Wilson

1400 Sycamore Street LLC

1411 Sycamore Street  
Cincinnati, Ohio 45202  
(513) 352-5858  
Fax (513) 823-2891\*

\*Note updated fax  
number

June 16, 2022

VIA EMAIL AND REGULAR U.S. MAIL

Mr. Doug Owen  
Urban Conservator  
805 Central Ave., Suite 500  
Cincinnati, Ohio 45202

Re: New Construction at 2000 Dunlap Street, Cincinnati, Ohio 45214; Hearing Date  
June 27, 2022

Dear Mr. Owen:

Please convey the following public comment to the Historic Conservation Board to be considered as part of their deliberations on the above application. I may also request permission to express these comments at the scheduled hearing. Thank you in advance for your cooperation.

## TO THE HISTORIC CONSERVATION BOARD

I am an attorney practicing from my office at 1411 Sycamore Street in OTR and also a property owner of a multi family dwelling at 1400 Sycamore Street. I represent several other property owners in OTR on general business matters but I am not engaged with regard to the application being heard on June 27, 2022. With respect to that application I am before you as a citizen of the City with a long time commitment to the success of OTR. I thank you in advance for considering my comments.

I do not have any specific expertise in zoning, land use, architecture, or historic building guidelines. So, I speak to you as a layman.

Notwithstanding the foregoing, I have observed the undertakings of the HCB for more than 25 years. I have had many hundreds of conversations with my neighbors, colleagues, and clients regarding the HCB and while most all of these conversations are positive with respect to the mission of the Urban Conservator and the HCB, I think I can say confidently that it is generally accepted that there is the appearance that there are applied different standards of review and approval by the HCB depending upon who is the applicant, who is in support or opposed to the project, and what is the nature of the activity that is to be housed in the project. This public perception may be entirely wrong or there may be some truth in it. I just do not know. But, I am

sure that there is that public perception.

Accordingly, I ask you in connection with your consideration of this application, as you deliberate, to consider the following question:

**If the requests presented to us today for 44 apartments on a 100' by 100' lot were presented by a “for profit” developer, motivated only by its personal financial gain<sup>1</sup>, for no apparent higher purpose, and opposed by the City’s leading influencers, would we grant or deny these variances and COA.**

It may be that this is intrinsic in each of your determinations, please do not take offense by my request as to the public perception, but, if you ask this question as a predicate for your determinations I will be satisfied regardless of the outcome.

Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'A. K. ...', with a long horizontal line extending to the right.

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<sup>1</sup>It should not be assumed that I think that this application is motivated by considerations other than what appears to be a \$1,560,000.00 “Developer Fee” referenced in the OHFA financing application.