

February 19, 2025

Walnut Hills Cemetery
3117 Victory Parkway
Cincinnati, OH 45206

Kyle Gibbs
City Planner
805 Central Ave
Cincinnati, OH 45202

RE: **Zone Change**

Dear Kyle Gibbs;

Walnut Hills Cemetery is a historic cemetery dating back to 1843. In July 2020, Walnut Hills Cemetery was approved for conditional use to expand the cemetery uses to properties that the cemetery had acquired. The cemetery had been a non-conforming use within the RMX and RM1.2 zone, and it was recommended by City Planning staff to rezone the properties to SF-4. The zone change was approved with conditions for in-ground burials and columbarium's within the expansion areas.

Walnut Hills Cemetery continually procures adjacent properties as they go for sale to plan for the long future ahead. Currently the cemetery is in dire need of additional burials spaces in which the requested zone change will alleviate. The cemetery is running out of burial space and currently has approximately 75 residents waiting to pre-purchase a burial space. The properties that we are requesting a zone change will allow the cemetery to continue to operate as it has for the past 182 years. Additionally, the properties that we are requesting zone change are currently owned by Walnut Hills Cemetery and are not ideal for any residential buildings. There is an existing storm sewer easement along the south side of the lots along Gilbert Ave that also reduces the available building area.

We are requesting the same zone as what was approved in 2020 for the current properties now owned by Walnut Hills Cemetery. By allowing the zone change of these adjacent properties, the cemetery can continue to provide a needed service within the community of Walnut Hills.

Sincerely,

McGill Smith Punshon, Inc.



Bryan Grome
Associate Landscape Architect