



Christian Dial

Manager

5997 Cherokee Drive

Madeira, Ohio 45243

August 29th, 2023

Jesse Urbancsik

Senior City Planner

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

RE: Zone Change Application Cover Letter (Eva Hall) - 3024 Lavinia Avenue, Cincinnati, Ohio

Mr. Urbancsik,

I am writing to respectfully initiate the zone change process with the City of Cincinnati for the property located at 3024 Lavinia Avenue. We are seeking a zone change from the current RMX (Residential Mixed-Use) zoning classification to the proposed CN-M (Neighborhood Commercial-Mixed Use) zoning classification. We believe that this zone change will allow redevelopment of the property and the adjacent property that is zoned CN-M into a development that will be contextually appropriate and critical to the long term sustainability and economic vitality for the surrounding neighborhood.

If the zone change were to be approved, our company's proposed development aims to transform the property into an incremental and additive development that would facilitate the creation of a custom designed multifamily project that complements the existing character and architecture of the area. The CN-M zoning is well-suited to accommodate our vision, fostering a



dynamic blend of residential and commercial elements that contribute to the neighborhood's vitality.

Eva Hall would be a 19 unit multifamily building over a self-contained parking garage with 25 spaces and would feature a rooftop resident lounge and terrace, a backyard patio and garden area, and a place for residents to exercise their pets. The building would exemplify “missing middle” housing that is widely seen to be a critical approach to solving the housing shortage that plagues our cities. These features are designed to integrate seamlessly into the neighborhood fabric and offer a unique and thoughtful living experience that fosters sustainable communities.

The immediate zoning and existing character of the surrounding properties are a mix of detached and attached single family, multifamily, and commercial. The site is a link from the commercial nature of Lavinia and Madison Road and the O’Byonville Business District to the mixed residential on Lavinia Avenue, which makes the CN-M zoning and an incremental multifamily development a logical step toward creating a harmonious transition between the different land uses. Our development approach prioritizes community integration, architectural design, and the enhancement of the local living experience.

We believe that this proposed zone change aligns with the City of Cincinnati's vision for sustainable growth and community development. It will contribute positively to the character of the area while adhering to the highest standards of urban planning and design. We are committed to collaborating with the city and community stakeholders to ensure that the project benefits all parties involved.

Thank you for considering our application. We are available for any further information or discussions as needed.

Sincerely,

A handwritten signature in black ink, appearing to be "CD" followed by a stylized flourish.

Christian Dial

Dial Residential LLC

