

**Honorable City Planning Commission
Cincinnati, Ohio**

July 21, 2023

SUBJECT: A report and recommendation on a proposed map amendment to implement an Urban Parking Overlay District #4: “Oakley,” over certain portions of the Oakley neighborhood pursuant to Cincinnati Zoning Code Section 1425-04, “Urban Parking Overlay Districts.”

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Request for Urban Parking Overlay District from Oakley Community Council
- Exhibit C Oakley Community Council Letter
- Exhibit D Motion from Councilmembers Harris and Jeffreys
- Exhibit E Additional Correspondence
- Exhibit F Oakley Community Council Parking Overlay District Primer

BACKGROUND:

On August 7, 2013, Cincinnati City Council approved Ordinance No. 259-2013 for text amendments to the Cincinnati Zoning Code (CZC) to modify CZC Chapter 1425, “Parking and Loading Regulations” for City Council to eliminate minimum parking requirements in certain areas it determines to be appropriate by creating Urban Parking Overlay Districts (UPODs) under CZC Section 1425-04 within which the provisions of CZC Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 would not apply.

The City has enacted three (3) UPODs since the adoption of Ordinance No. 259-2013. These UPODs are located in Downtown, Over-the-Rhine, Pendleton, and certain portions of Mt. Auburn and the West End (approved in September 2018), certain portions of Camp Washington (approved in June 2021), and certain portions of the West End (approved in August 2022). On April 6, 2022, the Oakley Community Council (OCC) officially requested a map amendment to create UPOD #4, “Oakley” to apply to five (5) specific areas within the Oakley neighborhood outlined below (each letter and associated location outlined below corresponds to the respective areas labeled and depicted on the map attached as Exhibit A):

- A. The entire neighborhood business district (NBD), starting just north of Drake Avenue and running north of Brazee Street along Madison Road.
- B. East and west of the northern portion of the neighborhood business district.
- C. Northeast of the business district, north of the railroads.
- D. Corner of Wasson Road and Edwards Road.
- E. North of Wasson Road, starting on the western side of Drake Avenue extending north until the eastern side of Mt. Vernon Avenue.

On May 25, 2023, Councilmembers Reggie Harris and Mark Jeffreys filed a motion to encourage the Administration to work with OCC to implement an UPOD over portions of the Oakley neighborhood, which legislation would be co-sponsored by them to avoid placing a cost burden on the community council (Exhibit D).

PUBLIC COMMENT AND ENGAGEMENT:

The first public staff conference was held on September 19, 2022 via Zoom. Notice was sent to all property owners within the proposed Urban Parking Overlay boundaries, property owners within 400-feet of the proposed district, and the Oakley Community Council (OCC). There were 35 people who attended the meeting, including City staff and members from the OCC.

Some members of the public were generally supportive of the proposed parking overlay being implemented in the neighborhood business district, however many members of the public expressed concerns regarding limited parking options, increased traffic congestion, and deterrents to businesses if they do not have adequate parking. Other opposition included concerns about how residential properties would be affected, not enough on-street parking already, and safety concerns around the Wasson Road corridor (proposed areas D and E).

Members who voiced support stated that the current parking regulations are outdated and could be one of the reasons growth is being stifled in the business district. Members also thought there was already enough parking and outlined benefits for businesses to have less restrictions on their properties. There was additional support to increase the push for walkability/movability and encouraging other transportation options.

Property owners within the proposed Urban Parking Overlay District, property owners within 400-feet of the proposed district, and the OCC were also notified of the City Planning Commission meeting. Staff has included correspondence from the public staff conference and other comments in Exhibit E.

The OCC has engaged extensively with the community and has brought up the topic of the urban parking overlay at over 24 meetings since November 21, 2018. Staff from the Department of City Planning and Engagement additionally spoke at the May 3, 2022 meeting to address comments, questions and concerns. The OCC additionally distributed flyers regarding parking overlay information (Exhibit F) and created a webpage on their website for residents to provide input.

There will be a second public staff conference held on Monday, July 17, 2023 for more extensive community engagement and to ensure appropriate notification for property owners within the proposed boundaries.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposal is consistent with the Compete and Live Initiative Areas of *Plan Cincinnati* (2012). Within the Compete Initiative Area, the proposal is consistent with the Goal to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 103). This aligns with Oakley’s overall vision for their community and business district.

Within the Live Initiative Area is a strategy to become more walkable by “increasing mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors” (p. 157). *Plan Cincinnati* (2012) further recommends a short-range initiative to “Revise the City’s Building and Zoning Codes [...] with standards that emphasize traditional neighborhood development over suburban development” (p. 157) and to “Develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings” (p. 197). By allowing property owners and businesses the opportunity to not have to provide minimum parking, this could contribute to a possible influx of other modes of transportation and new business opportunities.

Oakley Master Plan (2019)

The *Oakley Master Plan (2019)* specifically states in the *Investing in Our Businesses* focus area that their vision for the neighborhood is, “Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability”. The main goal in this section is to, “Utilize creative parking solutions that allow our business district to thrive” (p. 56) with the strategies to, “Explore options to create an Urban Parking Overlay District in the Oakley Business District” (p. 57) and to “Work with the City of Cincinnati to create a parking strategy that correlates with neighborhood goals” (p. 58).

Other goals mentioned in the Plan that support this request includes Goal 1 of the *Connecting Our Neighborhood* focus area to “Increase pedestrian safety, volume, and connectivity” with the strategy to, “Improve pedestrian connectivity” (p. 43) and to, “Increase the volume of pedestrians” (p. 45). Reducing the dependency on vehicles would potentially increase pedestrian traffic and moveability, not only throughout the Oakley Business District, but the community as a whole. Efforts such as the Wasson Way Trail and future expansions also contribute to this strategy. Another goal in this focus area that contributes to this request is the goal to, “Increase the use of public transportation” (p. 51).

Lastly, this request is consistent with the *Managing our Future Growth* focus area through Goal 1 to, “Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (p. 80).

ANALYSIS:

The Oakley Community Council feels that minimum parking requirements have become burdensome to development in the Oakley community. In an effort to spur development interests in their business district and adjacent areas, and to provide more amenities in the neighborhood, they requested an Urban Parking Overlay District. Oakley is a dense, urban neighborhood with a thriving business district and frequent new development and opportunities for redevelopment. The proposed elimination of minimum off-street parking requirements removes an obstacle to the redevelopment of Oakley, and could contribute to maintaining the urban character desired by the community. This would allow more businesses to consider opening in Oakley due to fewer restrictions including mandated parking requirements.

Exploring options to create an Urban Parking Overlay District is stated verbatim in the *Oakley Master Plan (2019)* with respective strategies and actions steps outlining the neighborhood’s desire to implement this. *Plan Cincinnati (2012)* supports the enhancement and increase of compact and walkable development.

The Cincinnati Zoning Code (CZC) was written in 2004 and research and professional standards on parking have evolved through the years. There have been almost a dozen parking-related variance requests in Oakley that have been approved through the Zoning Hearing Examiner since 2017. Businesses that existed before the current zoning code are grandfathered in.

The UPOD as written in the CZC states that the provisions of only Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 do not apply. Location of parking is part of what is not waived in an UPOD but also loading, screening, landscaping and other standards.

Targeting reductions in parking requirements could promote more affordability options. It would also

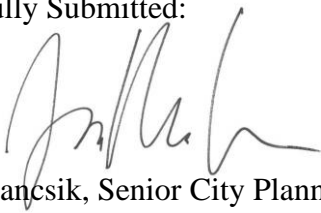
promote and encourage walkability/movability and other transit options that the City is trying to prioritize. Promoting more options could additionally allow residents to walk past different businesses and areas of the community that they otherwise wouldn't if they were in a personal vehicle. Lastly, it would allow options for members of the community to be out of vehicles less and could decrease congestion and pollution.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the map amendment to add Urban Parking Overlay District #4: "Oakley", as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to multiple portions in the Oakley neighborhood.

Respectfully Submitted:



Jesse Urbančsik, Senior City Planner
Department of City Planning & Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Legend

- E - Wasson 2/Paxton
- D - Wasson 1
- C - Madison North 2
- B - Madison North 1
- A - Oakley NBD

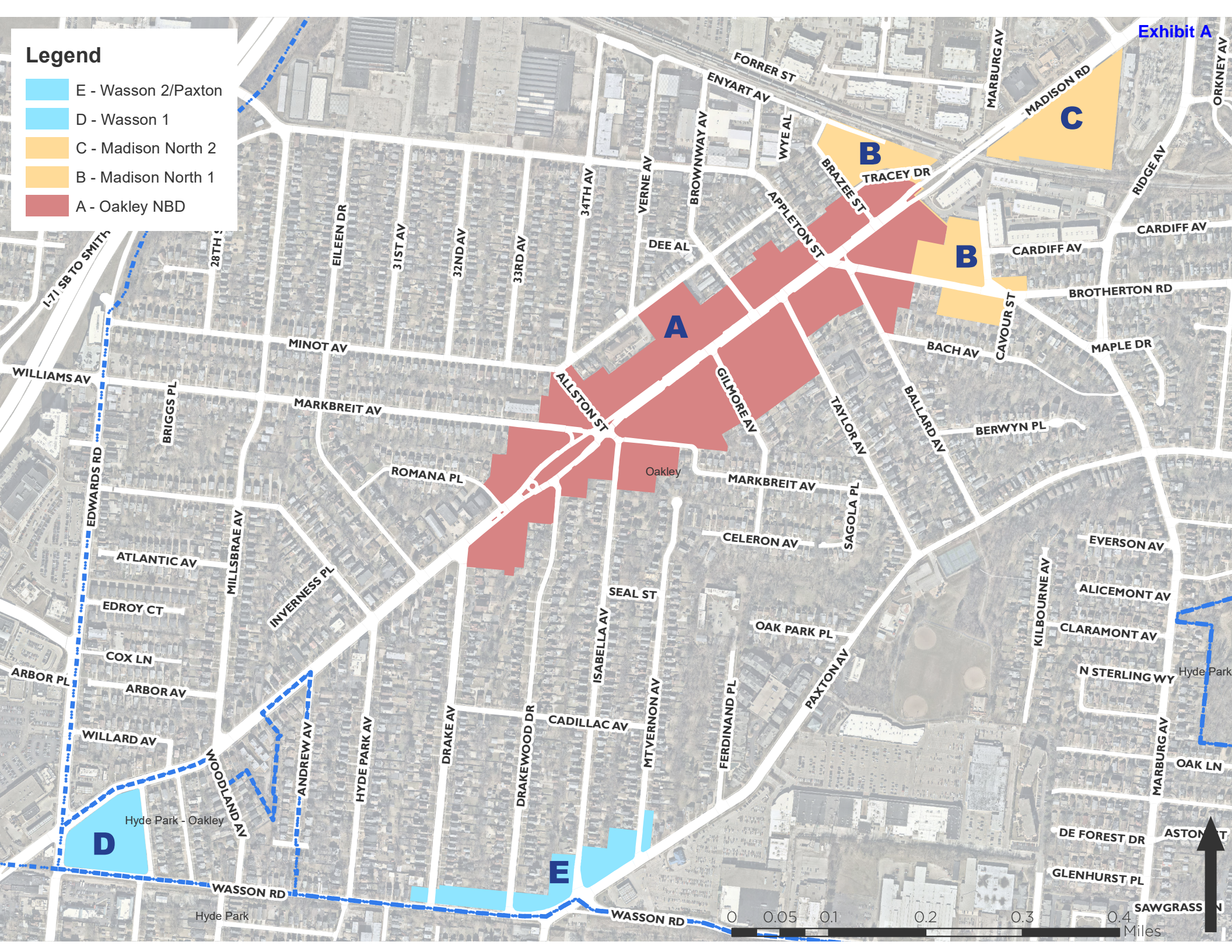


Exhibit A

SAWGRASS





April 6th, 2022

City of Cincinnati/Alex Peppers,

On behalf of the Oakley Community Council Board, I am requesting a Parking Overlay for Oakley. The board unanimously approved this decision as well as the proposed areas to be encompassed as the NBD extending up Madison to the end of the Oakley neighborhood and Wasson Road between Edwards and Paxton. This has now been presented and approved at two different meetings in the last 6 months.

Thank you for your time and we look forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. McAndrews", is written over a horizontal line.

Troy McAndrews
Oakley Community Council Board



PO Box 9244
Cincinnati OH 45209
oakleynow.com

April 7th, 2023

Mr. Jesse Urbancsik
City of Cincinnati
Department of City Planning & Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202
Jesse.Urbancsik@cincinnati-oh.gov

RE: Parking Overlay

Dear Mr. Urbancsik:

At the February 7th, 2023 meeting of the Oakley Community Council (“OCC”), the Board of Trustees took a vote regarding our desire for an urban parking overlay.

The motion read:

The Oakley Community Council Board of Trustees issues a letter of support for a parking overlay within our defined business district along Madison Road, as well as our business district along Wasson Road, which will remove parking minimums for all types of future development projects. The letter ought to also capture the months of engagement the OCC has done around this issue, a clearly defined map of the properties that will change, and inclusion of our previously approved master plan language.

The motion was voted on and approved by the Board of Trustees with a vote of: 11-1.

Below are the dates where this topic was noticed and discussed publicly amongst the Board and with the Oakley community. All of these dates have an approved set of meeting minutes that can be provided:

- | | |
|----------|----------|
| 11/21/18 | 12/7/21 |
| 8/15/19 | 4/5/22 |
| 10/17/19 | 5/3/22 |
| 11/5/19 | 9/6/22 |
| 12/3/19 | 10/4/22 |
| 1/7/20 | 10/20/22 |
| 1/21/21 | 11/1/22 |
| 2/2/21 | 1/10/23 |
| 4/15/21 | 1/19/23 |
| 5/21/21 | 2/7/23 |
| 8/3/21 | 2/16/23 |
| 9/7/21 | 3/7/23 |



PO Box 9244
Cincinnati OH 45209
oakleynow.com

The link to the map will be provided in the email communication with this letter.

Below are excerpts from the Oakley Master Plan, approved by City Council October 2019 and dedicated to Jared Ellis, which also signals community support:

investing in Our Businesses

Our Vision...

Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability.

Goal
1

Utilize creative parking solutions that allow our business district to thrive.

STRATEGY #1 Explore options to create an Urban Parking Overlay District in the Oakley Business District.

ACTION STEP

Work with the community stakeholders, Oakley business owners, and City departments to study feasibility.

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We are confident in our extensive community engagement on this topic and appreciate you and your team's assistance along the way. If you need any further information or have any questions, I can be reached at colleen.reynolds@oakleynow.com.

Sincerely,

Colleen M. Reynolds
President
Oakley Community Council

CC: OCC File

City of Cincinnati



801 Plum Street, Suite 354
Cincinnati, OH 45202

Phone (513) 352-5243
Email reggie.harris@cincinnati-oh.gov
Web www.cincinnati-oh.gov

202301528

Reggie Harris
Councilmember

May 25, 2023

MOTION

Oakley Community Urban Parking Overlay

WE MOVE that the Administration work with the Oakley Community Council (OCC) to implement an Urban Parking Overlay in the Oakley Neighborhood Business Districts in accordance with the attached letter from OCC. We request that this ordinance be sponsored by the cosignatories of this motion in the interest of not placing a cost burden on the community.

Councilmember Reggie Harris

Councilmember Mark Jeffrey

STATEMENT

An Urban Parking Overlay is a zoning overlay that removes parking requirements from the zoning code within a specific geographic area. Parking requirements require most housing developments and businesses to provide a certain number of parking spaces corresponding to their housing development/business. This is a burden for small businesses and at times prevents economic

development from getting off the ground. By implementing an Urban Parking Overlay in Oakley, the City will support Oakley's efforts to continue to grow its business district and thrive as a community.

The City of Cincinnati has implemented three Urban Parking Overlay Districts: District #1 covers Downtown, Over-the-Rhine, Pendleton, and parts of Mt. Auburn and West End, and District #2 covers a large portion of Camp Washington, and District #3 along Linn Street in the West End. These two districts were approved on September 19, 2019, and June 23, 2021, respectively.

The Oakley Community Council reached out to Councilmember Jeffreys' and Councilmember Harris' offices in May of 2023 to discuss the possibility of sponsoring an Urban Parking Overlay in their neighborhood. The Oakley Community Council then provided the letter of support (attached) which clearly outlines the boundaries and scope of the proposed UPO. It also outlines the extensive engagement undertaken to advance this proposal, including specific callouts to the alignment with the Oakley Master Plan (2019).

Urbanicsik, Jesse

From: Mike Misleh <mmisleh@mislehfamily.com>
Sent: Tuesday, July 11, 2023 10:01 AM
To: Urbanicsik, Jesse; Michael Misleh Jr
Cc: Dianne Lytle (Dianne@aglamesis.com)
Subject: RE: [External Email] RE: Oakley Parking Overlay District

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Jessie – as usual, thanks for your prompt reply.

Please link me for both hearings. I cannot attend July 21, as I have a doctor’s appointment at 8:30 am in Montgomery.

I will see if my son, Michael Jr., can attend in my place.

Thanks!

Mike

Michael T. Misleh
President
Skyline Chili Franchise
2951 Madison Rd.
Cincinnati, OH 45209
O: 513-841-9285
C: 513-673-6288
Catering is available
mmisleh@mislehfamily.com

From: Urbanicsik, Jesse <jesse.urbanicsik@cincinnati-oh.gov>
Sent: Tuesday, July 11, 2023 9:55 AM
To: Mike Misleh <mmisleh@mislehfamily.com>
Cc: Dianne Lytle (Dianne@aglamesis.com) <Dianne@aglamesis.com>
Subject: RE: [External Email] RE: Oakley Parking Overlay District

Hey Mike,

Good to hear from you. I have your email set to go for an attachment to my staff report. I will send this over to you Friday!

Also, did you want to link for either the public staff conference or City Planning Commission meeting?

Please let me know.

Thanks,

Jesse Urbanicsik | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

jesse.urbancsik@cincinnati-oh.gov

513-352-4843 | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#) | [LinkedIn](#)

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 [Chat with me on Teams!](#)



From: Mike Misleh <mmisleh@mislehfamily.com>
Sent: Tuesday, July 11, 2023 9:42 AM
To: Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>
Cc: Dianne Lytle (Dianne@aglamesis.com) <Dianne@aglamesis.com>
Subject: [External Email] RE: Oakley Parking Overlay District

External Email Communication

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good morning Jessie – with Public Staff Conference and City Planning Commission meetings approaching July, 17th & July 21st.

For the record, I am owner and operator of **Skyline Chili, 3081 Madison Rd.** In addition, I own the real estate at **3081 Madison Rd**, and the office building at **2951 Madison Rd**, corner of Madison & Drake.

I ask that you review and provide my below e mail and share for public record.

Many thanks.

Mike

Michael T. Misleh
President
Skyline Chili Franchise
2951 Madison Rd.
Cincinnati, OH 45209
O: 513-841-9285
C: 513-673-6288
Catering is available
mmisleh@mislehfamily.com

From: Mike Misleh ith
Sent: Friday, January 6, 2023 8:00 AM
To: Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>
Subject: Oakley Parking Overlay District

Dear Mr. Urbancsik,

I own the Skyline Chili of Oakley and am general partner of KVMS, landlord to Skyline Chili, 3081 Madison Rd. I am also general partner of the office building at 2951 Madison Rd (corner of Madison & Drake)

My father opened our original location at 3083 Madison Rd, in 1965. Back then, families had one car and citizens didn't shop, dine in, or carry out nearly like 2022. Pure Barre currently occupies the former Skyline space. In 1998, we relocated Skyline to our current location.

Skyline often has customers frequently other businesses parking in our lot. This is simply because all street parking is taken, and many do not wish to park in the Aglamesis lot and cross Madison Rd. In addition, the Aglamesis lot is often at capacity.

Candidly, retail is well over capacity within Oakley. Office users, new businesses with a drive thru, require the least amount of parking.

I am extremely concerned about any adaptation to the Urban Parking Overlay District in Oakley. As a matter of fact, the Oakley business district would be better served by a City owed parking lot to support the local business and take parking overflow off residential streets.

An Overlay District will make matters worse for the community, especially streets like Taylor Ave.

Please do not recommend adaption of an Urban Parking Overlay District in Oakley.

Respectfully,

Michael T. Misleh
President
Skyline Chili Franchise
2951 Madison Rd.
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O: 513-841-9285
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MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

ROBERT E. MANLEY (1935-2006)

TIMOTHY M. BURKE
SEAN P. CALLAN*
JOHN E. CHRISTOPHER*
MICAH E. KAMRASS

JACKLYN D. OLINGER
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COUNSEL

WILLIAM A. MCCLAIN (1913-2014)

GARY MOORE EBY*
GEORGE F. MOELLER

*Also admitted in Kentucky

July 11, 2023

Via Email Only: jesse.urbancsik@cincinnati-oh.gov

Jesse Urbancsik
Senior City Planner
City of Cincinnati
Department of City Planning & Engagement
805 Central Avenue / Suite 720
Cincinnati, OH 45202

Dear Jesse:

I have been working for some months with several business owners in the historic Oakley Square Business District including Jim Hearst, who owns and operates the Oakley Square Animal Hospital at 3000 Madison Road, and more recently, Diane Lytle of the Aglamesis family, which operates the historic Aglamesis Ice Cream and Candy business. These business owners and others have serious concerns about the impact of eliminating all parking requirements for businesses in the Oakley Square area.

Oakley Square is a healthy business district. It has numerous destination businesses to which customers must drive. The Animal Hospital is but one example, as is Flags USA, King Arthur's Court Toy Store, and numerous other Oakley Square businesses. And while no doubt, there are a significant number of Oakley residences who walk to Aglamesis, others, not fortunate enough to have a great ice cream shop in their neighborhood business district, drive. Those who drive need parking. On weekends and particularly during holiday seasons, parking is already often extremely difficult to find in Oakley Square.

Some are critical of the fact that there has not been a new use found for the former funeral home at 3026 Madison Road and choose to blame that on the parking requirements. But, throwing out all parking requirements to solve that problem is gross overkill. Modify the parking requirements, if necessary, provision already exists for variances to parking requirements to be granted under appropriate circumstances.

Unlike Hyde Park or Mt. Lookout, where there are public parking areas, Oakley has none. The closest thing to those is a private parking lot, well described in the attached statement by Diane Lytle. It was created by her father, Jim Aglamesis, "to facilitate shopping in Oakley

MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

Jesse Urbancsik

July 11, 2023

Page 2

Square for those who did not live within walking distance". That lot is already often full which is good news for Oakley businesses. But, if it is always full, and existing street parking is taken up because no new parking is created, that is terrible news for Oakley Square businesses.

I am unable to attend the staff conference because of a medical procedure that day but I wanted to provide this statement to you. I do plan to attend the Commission meeting on the 21st.

Thank you for your consideration.

Sincerely,



Timothy M. Burke

TMB/kt

Attachment

To All Parties involved with the Decision regarding the Proposed Urban Parking Overlay District within Portions of Oakley:

My family has owned property and run a business on Madison Road since 1913. We have a vested interest in the continued success of this community- a family-friendly neighborhood which offers a variety of retail products and services for not only the residents of Oakley but for residents of the city of Cincinnati at large.

Parking in Oakley has been an issue for more than fifty years. My father, Jim Aglamesis, tackled this upon his inauguration as President of the Oakley Chamber of Commerce in 1950.

A solution, at the time, was the development of the private parking lot at 3058-3060 Madison. This lot was created to facilitate shopping in Oakley Square for those who did not live within walking distance. The lot is for short-term use- shoppers coming and going. There has historically been no parking fee for shoppers- again to facilitate their ease in coming to Oakley. The lot is owned and maintained by De Metro Realty Co. and sustains itself with nominal fees paid by retail shopkeepers in close proximity.

My understanding is that the current request for the parking overlay comes as a result of a loss of prospective businesses that have been turned away from Oakley because their property cannot accommodate the required parking spaces needed within the existing zoning code.

There must have been a reason for the parking requirements of the current zoning code to exist. Unbridled traffic and congestion would detract from the ambiance of the neighborhood adding stress for all parties: residents and their guests, consumers, and employees all attempting to find parking.

Current business owners who have been here for decades and have played by the zoning rules may be hurt for the benefit of new players who have no responsibility to provide parking for their customers. Customers of existing businesses may be deterred by the increased scarcity and/or cost of parking.

The current parking investment by existing business owners will become devalued as the cost to oversee parking spaces increases exponentially. Those of us with parking will be forced to more closely monitor our lots, thereby increasing the cost to manage our lots, which will ultimately increase the cost to our parking customers and tenants. In the case of my family's lot at 3058-3060, it is unlikely that we would be able to continue to offer

free parking for the shoppers- which may impede some existing customers from returning.

The Oakley 2019 Master Plan identified the following key concerns from the residents and business owners that participated in the plan's inception:

- Maintaining affordability for homeowners and renters
- Overdevelopment
- Traffic congestion and pedestrian safety
- Parking
- Losing neighborhood identity
- Criminal activity
- Lack of greenspace and parks

It seems to me that instituting the proposed Urban Parking Overlay District has the potential to exacerbate more than one of the community's original concerns.

Oakley is a highly desired Cincinnati community with a vibrant business district. At what point does it begin defeating itself by dismantling the mechanism to provide safe growth?

Respectfully submitted,

Dianne A. Lytle
De Metro Realty Co.

TO: oakleycouncil@oakleynow.com, joe.groh@oakleynow.com, colleenreynolds22@gmail.com

CC: jesse.urbanicsik@cincinnati-oh.gov

Colleen and Joe,

Our names are Paul and Beth Hunter. We reside in Oakley at 3871 Drakewood Drive.

We appreciate you serving on the Oakley Community Council, along with others. We understand there is an upcoming vote to potentially push forward the Parking Overlay matter forward.

However, we are writing to you in protest of the Parking Overlay. As community residents we simply do not support it. We attended the conference call session that Jesse Urbanicski hosted back in autumn 2022, who is copied on this letter.

Rationale Against the Parking Overlay

While we provide alternatives to a Parking Overlay at the end, our rationale against the Parking Overlay is as follows:

1. Lack of evidence it will benefit the community

Back in autumn 2022 it was mentioned a handful of other communities (e.g., Northside) have recently adopted a Parking Overlay. However, no evidence that it has benefitted these communities were presented.

2. Oakley is already a vibrant community

Oakley already has a nice mix of businesses and residential properties. New businesses continue to enter Oakley and existing businesses are thriving.

Further, nearby communities of Hyde Park and Mt. Lookout are not seeking a Parking Overlay.

3. Existing businesses already have been grandfathered in without parking

A paper company resides at 3895 Drakewood Drive in a building constructed in the 1930s. It was originally a doctor's office. There are about 40 employees who park along Drakewood, Drake and Madison road each weekday. In essence, there already is an "overlay" here as it has been grandfathered in. Why do want to exacerbate the situation where minimal parking already exists?

4. Madison Road is a dangerous road

A parking overlay will only make this major thoroughfare even more dangerous. We have personally been almost hit walking in marked cross walks and have witnessed others as well from cars going more than 60 mph on Madison Road. More parking on Madison Road will only make this worse.

5. Lack of infrastructure from recent developments

About 20-years ago, Rookwood Pavilion (Norwood) was constructed along Madison Road. Within the past 8-years, Oakley Station has seen massive development. At the corner of Shaw and Wasson avenues, an extremely large apartment complex is nearing completion. None of these developments had any surface road infrastructure improvements. As a result, traffic is constantly backed up on Madison and Wasson roads.

6. Intent doesn't justify the means

If the intent is to attract more businesses to Oakley, a Parking Overlay defeats the purpose. Existing businesses are already thriving and knowing several of the owners, they too are in protest of any Parking Overlay. A Parking Overlay will only frustrate existing business owners as they will need to increase management of their own lots and are being asked to subsidize new businesses who don't have to provide parking. I suspect existing businesses in Oakley will look elsewhere if forced to subsidize others.

The City of Cincinnati and Hamilton County have a history of making decisions that have not panned out. From tax abatements to the streetcar, we have only witnessed outcomes that have driven individuals out of the city and county from rising taxes, less services, etc. as full tax-paying citizens are being asked to subsidize others. For example, the intent of the tax abatement was to rejuvenate poorer communities (e.g., Avondale, Northside) but it has only served to create McMansions in Hyde Park, Oakley and Mt. Lookout.

When you add in the Bengals stadium tax, albeit it was voted for by Hamilton County citizens, and takes over 30% of the county's operating budget (the next highest for a county supporting a professional sport in the nation is 2%), residents of Hamilton County, Ohio are paying some of the highest property taxes on a percentage basis in the nation. Net, many Oakley residents I have spoken to are well past tired of paying for others without direct benefit for their own families.

7. An Oakley community council member who doesn't share the values of Oakley residents

You have a member who cited no less than three times back in autumn 2022 that he is from New York City. With all due respect, more people have fled this city in the past three years than any other city in the USA. We don't want Oakley or Cincinnati to be New York City. We want members of your council, albeit there is no public election for your members, to reflect more closely midwestern values. We personally have lived in London, Boston, Chicago and Delhi (India), but did not feel obligated to tell others back in the autumn. Except for Chicago and Delhi, London and Boston have far better transportation and parking solutions than New York City and Cincinnati.

8. Suspicious-looking map that incorporates the Clepper Funeral home

The Oakley Parking Overlay drawings purposely include the entire property of the Clepper funeral home near Gil's car wash. Our prior legal questions to and replies from the City have indicated that there is no current, planned development for this property. While there are 2-3 funerals per month at this site, we find it suspicious that the entire lot has been included into the Parking Overlay. We fear that the overlay is simply a necessary step to allow this site to become a very large apartment / commercial complex like that on Shaw and Wasson, without any surface road improvements and the appropriate level of parking required.

Alternatives to the Parking Overlay

We respectfully ask that the Oakley Community council consider alternatives to the Parking Overlay. Some suggestions, one or more, are as follows:

- **Repurpose existing derelict buildings / land for parking.** Through eminent domain, confiscate unoccupied land and unoccupied buildings (e.g., old Arby's / Chinese restaurant on Madison, old dentist office / funeral home on Madison near Dewey's, etc.) and turn these into parking.
- **More metered parking.** Put more metered parking on Madison and Wasson roads and consider expanding this to some of the residential streets.
- **Implement an on-street parking decal system.** As in London and Boston, have residents purchase an annual parking pass for their cars if they choose to park on any residential side streets that do not have metered parking. This could be a new revenue source to the city and be extended to other communities. Revenue could be raised from both the decal itself and fines for lack of compliance. Such a system could promote desired parking for businesses and residents.
- **Greater police presence.** The safety of crossing Madison Road is a primary concern of ours. Despite numerous calls to police, we have not seen any increase in patrols, cars being pulled over for speed or almost running down pedestrians in a crosswalk. Perhaps Oakley Community Council can carry more weight?

Again, we appreciate your time and consideration of this letter.

Sincerely,

Paul and Beth Hunter
3871 Drakewood Drive
513.871.8286 - home

Urbanicsik, Jesse

From: Pete Haggengjos <pete.haggengjos@gmail.com>
Sent: Tuesday, January 17, 2023 7:16 AM
To: colleen.reynolds@oakleynow.com; colleenreynolds22@gmail.com;
joe.groh@oakleynow.com; jason_wilcoxon@hotmail.com;
jason.wilcoxon@oakleynow.com; seth.shaifer@oakleynow.com;
troy.mcandrews@oakleynow.com; jon.bernier@oakleynow.com;
sandy.gross@oakleynow.com; karen.crawford@oakleynow.com; klc513@gmail.com;
Oakley Community Council; paige.scheidler@oakleynow.com; dljohnson13@gmail.com;
david.johnson@oakleynow.com; jenna.clark@oakleynow.com; Urbanicsik, Jesse
Subject: [External Email] Oakley Parking Overlay Vote - Final Thoughts

External Email Communication

Oakley Council members,

First, thank you for your service on the community council. I understand that while there will always be disagreements on issues, each of you are making the decisions you believe will be best for Oakley. Thanks for devoting some of your precious time to make Oakley an even better place to live and work.

I own and operate Thrive Chiropractic in the business district, and was also an Oakley resident from 2018-2022.

I watched the Facebook video recording of the last OCC meeting to get a sense of the discussion leading to your upcoming vote. I have reviewed the parking overlay primer on the council website. I have submitted a letter and email in previous months. I want to submit this last email to, as quickly as possible, address and contest the main reasons listed on the primer for why the parking overlay is needed:

1. MashRoots/Wingstop: I agree it is disappointing a local restaurant opted against taking the space when the CITY REJECTED OCC'S request for a variance. My question is why is the city not listening to the OCC? It seems having the current parking rules, with the ability to request variances, etc. is preferable to losing OCC power to help protect the parking situation for us, even if the city may deny OCC recommendations sometimes.
2. Former funeral home at Markbreit/Madison corner: I addressed this building in my previous letters. I realize there was disappointment by many that Dewey's fought OCC on the parking variance that would have allowed the new establishment to open. Yet, all the neighboring businesses I spoke with were glad that the proposal was stopped. We all feel the parking pressure for our customers. Also, as I mentioned before, I inquired to lease or buy this long vacant building so I could expand my health practice. I would not have needed more parking spaces. The asking lease price was ridiculously high compared to the other real estate in the area and the owner would not entertain a purchase. I believe this is a bigger factor as to why it has been vacant than the parking restrictions.
3. The 20th Century Building: I understand that it would be nice for the new owner to do something new with the old laundromat and a change of use requires approval and parking. While a restaurant sounds great, we must consider we do have a current parking problem and the current rules limit it from worsening.
4. The new Dewey's HQ building directly next to my building: This is such a unique building in size and in shape and in parking spaces for the business district. While some feel a business HQ is sort of out of place for the location, I can guarantee you if a restaurant was allowed to take over that building I would have had to move my business as the parking would be overwhelmed. We flirt with parking overwhelm all year and we experience parking overwhelm from mid-November to early January every year. We can't take on more here. I see it every day.
5. The vacant building between Dewey's and the former funeral home. Again, wouldn't it be nice if this building could be 'something'? Ideally yes, but realistically it is empty because we have a parking issue and

Dewey's knows that to be sustainable they need more parking. Having that building sit empty is part of what makes Dewey's sustainable here. Years ago, I told my neighbor at Bona Hardware, if he ever planned to move...please let me know first as I would explore buying and making that property into a parking lot because I have recognized for years the tenuous parking situation we have.

6. The suggestion that we are limited in the types of businesses we can attract here under the current rules: Yes, we probably are. My question is, why is that bad? When you remove the parking restrictions it creates a different environment where businesses that are not as reliant on CONVENIENT, CHEAP parking can exist more easily than the rest of us. Here is what I mean:

- OTR and downtown are heralded as places with parking overlays. Do they really have diverse business districts... are we trying to emulate them?
 - Are there many chiropractors, eye doctors, veterinarians, toy stores, hardware stores, etc. in these neighborhoods? No. Why? I don't want to drive to a place that I go for routine, regular service where I know it is going to be a pain in the ass to park.
 - I don't know about you all, but when I think OTR and downtown, I go there for Bengals, FC, restaurants, shopping - **and I know going in it is an entertainment trip where I will budget more time and money for parking. I don't drive there for routine, repeat services that are offered in more convenient locations.**

Finally, please consider that I believe the consequences of adopting this parking overlay will, whether intended or unintended, actually decrease the unique diversity of the Oakley business district and homogenize it to an entertainment district where businesses like mine will choose to move elsewhere so our customers can access our services and goods conveniently.

Thanks again for your consideration on this important vote.

Pete Haggenjos
Thrive Chiropractic

Urbancsik, Jesse

From: Tom Schimian <schimitm@live.com>
Sent: Monday, September 19, 2022 6:02 PM
To: Urbancsik, Jesse
Subject: [External Email] OakleyOverlayParking

External Email Communication

My apologies; my husband, Tom, and I just watched the zoom meeting and for some reason could not connect to respond.

Our big question I suppose in the final analysis, is whether Oakley should remain a residential community with small privately owned businesses such as Dewy's, Oakley Square Animal Hospital, King Arthur's Court, Aglamesis Brothers, and Thread Botique, or a business center.

I have additional concerns that were not addressed and they are: first, a probable overload of an ancient sewer system; secondly, no off-street parking for deliveries for existing businesses; too narrow roads for today's traffic; already existing facilities for the vulnerable such as Find-a-Way and St. Cecilia School that are safety concerns; and so much density that Oakley loses its appeal.

Sadly, many older residential homes are being leveled (I've walked through some before being razed) and while needing updating, the homes had "good bones." They have been replaced with either multi-unit condos or apartments that are out of sync with the existing neighborhood, or new residences that are very expensive and eliminate affordable housing .

I hope to attend future Oakley Council Meetings that are poorly advertised for the residents of the area.

Thank you for the listening ear, Billie Jean Schimian

Urbanicsik, Jesse

From: Wollenweber, Gary (GE Aviation, US) <gary.wollenweber@ge.com>
Sent: Tuesday, September 20, 2022 11:48 AM
To: Urbanicsik, Jesse
Subject: RE: [External Email] FW: Proposed Urban Parking Overlay District in Oakley

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

Thanks for letting me join the Staff Conference yesterday. I am not aware of all the Oakley buildings that would benefit from an urban parking overlay district and was disappointed not to hear more about the problems that the overlay district is expected to solve. I am concerned about the unintended consequences of the overlay on the adjacent residential districts. The overlay appears to encourage and provide legal path to over develop the property. Parking spaces that exist today should not be removed nor allowed to be removed by the overlay district.

I do not think the overlay district will change the demand for parking. If persons are nearby, they will walk several blocks rather than drive hoping to find a parking spot in the business district. A better solution might be to use variances to redevelop existing buildings (that do not have sufficient parking) on a case by case basis if the new use and available parking makes sense to OCC and the neighbors. While I do not have the staff report nor the hearing examiner decision for the Funeral Home property at Madison and Markbreit, it seems a mistake to prevent redevelopment because of a shortage of one or small percentage of required parking space. Why was hearing examiner so strict? If zoning code needs modification to allow some reduction in required business parking by a variance, perhaps that is a better approach.

Without the benefit of Planning Staff parcel-by-parcel analysis of properties along north side of Wasson and demonstrated need for the parking overlay, I will recommend Hyde Park Neighborhood Council (HPNC) oppose any overlay for those properties. My concern is pushing business parking into residential districts in Hyde Park. This has been a problem with existing restaurant and bar businesses. If there is more business development with an overlay district, the problem will get worse. HPNC will offer no opinion on the Madison Road business district parking overlay.

Gary Wollenweber, Chairman
Zoning Committee
Hyde Park Neighborhood Council

From: Urbanicsik, Jesse <jesse.urbanicsik@cincinnati-oh.gov>
Sent: Monday, September 19, 2022 2:26 PM
To: Wollenweber, Gary (GE Aviation, US) <gary.wollenweber@ge.com>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Subject: EXT: RE: [External Email] FW: Proposed Urban Parking Overlay District in Oakley

WARNING: This email originated from outside of GE. Please validate the sender's email address before clicking on links or attachments as they may not be safe.

Gary,

Please find the invite below, thanks!



Hi there,

jesse.urbancsik@cincinnati-oh.gov is inviting you to a scheduled Zoom meeting.

[Join Zoom Meeting](#)

One tap mobile: US: [+13126266799,89300918733#](tel:+1312626679989300918733) or [+16469313860,89300918733#](tel:+1646931386089300918733)

Meeting URL: <https://cincinnati-oh.zoom.us/j/89300918733?pwd=MWNreWIRQ0lzazQxR3BpeWlNQnl1dz09>

Meeting ID: 893 0091 8733

Passcode: 575988

Join by Telephone

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US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

Meeting ID: 893 0091 8733

[International numbers](#)

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

jesse.urbancsik@cincinnati-oh.gov

513-352-4843 | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)

 [Chat with me on Teams!](#)



From: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>

Sent: Monday, September 19, 2022 2:25 PM

To: Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>

Subject: Fwd: [External Email] FW: Proposed Urban Parking Overlay District in Oakley

Sent from my iPhone

Begin forwarded message:

From: "Wollenweber, Gary (GE Aviation, US)" <gary.wollenweber@ge.com>
Date: September 19, 2022 at 1:55:24 PM EDT
To: "Ahouse, Emily" <Emily.Ahouse@cincinnati-oh.gov>, "Dienger, Maria" <Maria.Dienger@cincinnati-oh.gov>, "Couch, Gabrielle" <gabrielle.couch@cincinnati-oh.gov>
Subject: [External Email] FW: Proposed Urban Parking Overlay District in Oakley

External Email Communication

Can one of you help me get a Zoom invitation for the Staff Conference scheduled today? I have not heard from Jesse.

From: Wollenweber, Gary (GE Aviation, US)
Sent: Monday, September 19, 2022 11:52 AM
To: 'Jesse.Urbancsik@cincinnati.gov' <Jesse.Urbancsik@cincinnati.gov>
Cc: Wollenweber (fuse) <wollenweber@fuse.net>
Subject: RE: Proposed Urban Parking Overlay District in Oakley

Apparently my message was addressed incorrectly and did not reach you. I would like to participate in today's Sept 19 Staff Conference. Please send me the Zoom credentials to both e-mail addresses.

From: Wollenweber, Gary (GE Aviation, US)
Sent: Monday, September 12, 2022 9:35 AM
To: 'Jesse.Urbancsik@cincinnati.gov' <Jesse.Urbancsik@cincinnati.gov>
Cc: Wollenweber (fuse) <wollenweber@fuse.net>
Subject: Proposed Urban Parking Overlay District in Oakley

I would like to participate in the Sept 19 Staff Conference. Please send me the Zoom credentials to both e-mail addresses.

Gary C Wollenweber, P.E.
Zoning Committee Chairman
Hyde Park Neighborhood Council
Cincinnati OH 45208

wollenweber@fuse.net
(513) 243-8719 (off)
(513) 321-4009 (res)
(513) 243-8719 (fax)
(513) 608-3342 (mobile)

Urbancsik, Jesse

From: Elisa Richardson <lbrichardson42@gmail.com>
Sent: Tuesday, October 18, 2022 3:24 PM
To: Urbancsik, Jesse
Subject: [External Email] parking

You don't often get email from lbrichardson42@gmail.com. [Learn why this is important](#)

External Email Communication

To whom this make concern The parking in Oakley is a very bad issue I have had a business for over 13 years now And the parking has gotten worse each year Due to overcapacitation of businesses And public parking We do not need more businesses we need more parking If the parking issue continues Businesses will do more suffering Thank you sincerely LB Richardson

Urbanicsik, Jesse

From: jlhearst@fuse.net
Sent: Tuesday, October 25, 2022 9:29 AM
To: Urbanicsik, Jesse
Cc: jlhearst
Subject: [External Email] Oakley Parking Overlay District

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

External Email Communication

Dear Mr. Urbanicsik:

I have given a great deal of thought to the proposed Oakley Parking Overlay District.

My business, Oakley Square Animal Hospital, is located at 3000 Madison Rd and has been there since 1985. I rent a portion of the building to a Subway restaurant.

As you may recall, I attended the planning staff conference regarding this proposal. I also attended some of the Oakley Community Council meetings at which this was discussed. I have also discussed this with several other Oakley Square business operators including Dewey's, Aglamesis, and Spice Beauty Salon. I am aware of the concerns expressed by representatives of Skyline. The Fresh Market/CVS property already has a security man on a regular basis to keep their lot usable for Fresh Markey and CVS. Having considered this carefully, I now want to make it clear that I am opposed to the Parking Overlay District.

While I value the goal of creating walkable communities, my business requires parking for my customers who are bringing their pets for treatment. It is a rare customer who walks to the Animal Hospital with their ailing pet. Similarly, Subway needs parking to meet the needs of their customers. Parking is already at a premium in the Oakley business district, as you heard during the staff conference. I have already found it to be a challenge to prevent those who are not customers of either Subway or my Animal Hospital from parking on the lot I own and pay to maintain. The Parking Overlay will put similar pressure on all of the current owners of off-street parking. All of the present businesses will be burdened with more competition for the presently available on-street parking. As the letter Tim Burke provided to you regarding the dispute over the proposed Tap & Screw brewery a few years ago pointed out, the City's own study of the Oakley business district pointed out the lack of parking was already a problem. The Parking Overlay District will do nothing to relieve that problem. Indeed, it will exacerbate it.

Please do not recommend adoption of an Urban Parking Overlay District in Oakley. Instead, please recommend City involvement to help resolve the present parking deficit in the Oakley Business District.

Sincerely,

James Hearst DVM
Oakley Square Animal Hospital

3000 Madison Road
Cincinnati, Ohio 45209
513-607-6840

Urbancsik, Jesse

From: Joe Groh <joe.groh@oakleynow.com>
Sent: Tuesday, September 6, 2022 6:18 AM
To: Pete Haggenjos
Cc: Urbancsik, Jesse
Subject: [External Email] Re: Oakley Parking Overlay District

External Email Communication

Hi Pete,

At this point we are simply looking into the potential of implementing such a district, which involves discussion of the pros, the cons, and drawing the actual boundaries (if opt to move forward).

A pro is definitely that it would allow businesses to come to Oakley which have historically not been able to, or have been denied that opportunity because requested parking variances were denied. As a result of having parking restrictions, we see prominent locations on the Square which have been vacant for long periods of time, and see a corporate HQ move in which offers little value to a business district. Many smaller/local/diverse businesses have shared they no longer consider Oakley as an option because the track record of variances getting approved is dismal.

Part of this exercise is to solicit the feedback from existing business owners and residents so that an informed decision can be made.

The boundaries displayed in the map image that has been shared is simply the suggestion of one person. We've yet to have a discussion about what the actual boundaries should be, and that will be part of this discussion as well.

I'd suggest writing a letter/email to Jesse and oakleycouncil@oakleynow.com stating your specific concerns, that way they can be included in all the documentation/feedback that is being collected.

Thanks,

On Mon, Sep 5, 2022 at 6:56 AM Pete Haggenjos <pete.haggenjos@gmail.com> wrote:

Hello Joe and Jesse,

I was reading up about the proposal for the change to the parking requirements in Oakley.

Am I correct that the proposed changes would allow businesses to lease or buy space in these areas without meeting parking requirements/spaces based on the building/occupancy?

I guess I can see the pros that new businesses could move in wherever without having parking restrictions...is this the thought process?

What about the cons? I have been at my location since 2013 at 3071 Madison Road and parking is more and more challenging with each passing year for my customers. (I pay for private lots for my staff and my customers to park in).

Are others concerned that eliminating parking restrictions will further overwhelm the parking issues we see in Oakley. Or am I missing something in how this is supposed to work?

Thanks,

Pete

P.S. I will not be able to attend the upcoming meetings 9/6 and 9/19 but wanted to express my concerns.

--

Joe Groh
Oakley Community Council Vice President
Pedestrian Safety, Business & Membership Committees



9/18/22

Re: Oakley Parking Overlay Proposal

Thank you for inviting community members to submit thoughts and questions on the parking proposal for Oakley.

I have some ideas based on my experience as a business owner in the Oakley business district. My chiropractic office has been located in Oakley since 2008 and at the current location on Madison Road since 2013. In this time, of course we have seen tremendous change in Oakley, much of it wonderful.

A concern or challenge, with increasing frequency in the last 3 years, has been parking. I pay for two different private lots for my customers and for my staff to park. Additionally, there are metered spaces available for customers. The lots and metered spaces had been sufficient in my first years in Oakley with notable exceptions at peak holiday shopping times for a couple weeks each year. In recent years, the lots are full more and more often and customers tell us they had trouble finding space.

With this said, what is the objective of the parking proposal? Is it to make Oakley properties easier for businesses to move into? Is this currently a problem and is parking restriction the main inhibitor? Do we have many of empty, vacant buildings?

I don't think it is a bad thing if the current parking rules allow some limits and restrictions to better protect the parking spaces we have.

Please consider how many of our Oakley businesses along Madison need customers to find easy parking for a quick 10-15 minute visit. My office is like this. Coffee shops, retail stores, etc. If it becomes too much of a hassle for people to find parking for these short stops, they will go elsewhere and not make the extra effort to shop local.

Finally, I think we may be overemphasizing the parking spot rules as a limiter for businesses moving into buildings in Oakley. For example, years ago I looked at the building at the corner of Madison and Markbreit that used to be a funeral home. It's been vacant for years, of course. I thought it could be an excellent space for my office and I could have used the extra room to hire more health practitioners. The parking spaces would have been perfect for staff and clients. I simply found the asking price for rent very high. I would have made an offer for purchase of the building, but the owner would not entertain it.

I give this example to show you that sometimes other factors are at play. I suspect many other businesses like mine could have/would have worked well in a vacant spot like this if financial agreements could have been made.

Thank you for considering my concerns. My lingering question for you is... why do we need to bring more businesses into the district if they will overwhelm our parking infrastructure? I am concerned that eliminating parking restrictions will have the unintended consequence of businesses like mine leaving the Oakley business district because it will be too inconvenient for our customers.

Sincerely,

A handwritten signature in cursive script that reads "Pete Haggengjos".

Pete Haggengjos

Parking Overlay District Primer

Note that the OCC is only investigating the pros/cons of implementing such an overlay, hence why there will be meetings to discuss this and the city public staff conference - to gather input and will decide based on that.

What is a Parking Overlay District?

- The city has zoning code that sets what the minimum number of parking spaces a business must provide, based on the amount of square footage of their business.
- Businesses that existed before the current code was passed are grandfathered in, and do not have to deal with such minimums.
- This means any new business looking to open must normally meet these minimums or ask for a variance to allow them to have fewer spaces. Approval of such variances are hit/miss, often with other surrounding businesses and/or the city opposing them. Some Oakley examples:
 - MashRoots, a local unique Caribbean restaurant wanted to open in building where Wingstop is. OCC approved it, city denied it. They opted to open in College Hill.
 - Former funeral home @ Madison & Markbreit, Tap & Screw Brew pub wanted to open there, needed a variance for 2 parking spaces, OCC supported them but several local business owners opposed and the city denied it. Space has been vacant for years now.
 - Former owner of 20th Century/Laundromat would like to have converted the laundromat to a bar/cafe, so would have needed variances. But those properties were sold, and now the new owner faces the same limitation - because incoming business would be a change from the previous type of business.
- If a new business is of the same type of business that they would be replacing, and the older business was grandfathered in, the new business would also be grandfathered in.
 - Example: The Oakley Fish House, which replaced Habits, did not have to meet parking minimums because they the same type of business.
- A parking overlay district would remove those parking minimums within the boundaries of the overlay district. This would allow more businesses to consider opening in Oakley where they don't now. The actual boundaries would be drawn by us, those in the image above are just one person's suggestion.
- Left as is, Oakley is limited in the types of businesses it can attract to open here, which impacts ability to grow our business district and bring in local/diverse types of businesses. What we get is situations like mentioned above, and you get a business HQ moving into the former Millett furniture store - nothing against Dewey's, but that such a unique space and it could have been something so much cooler if the parking minimums not in place. It would also help us avoid situations where a business buys a building solely for the parking spaces allocated to it - the former dentist office between Dewey's & the former funeral home, which now sits vacant.
- But there are legitimate concerns from adjacent residents regarding spillover parking on their streets, and from businesses who have their own parking (or paid arrangements) and are worried there be issues there.
- Goal is to have the tough conversations around this and make the decision that's best for the community going forward.

Parking Overlay Feedback: <https://oakleynow.com/Parking-Overlay-Feedback/>

3827 PAXTON AVENUE APARTMENTS INVESTORS LLC 1 S MAIN ST SUITE 1300 DAYTON OH 45402	ARCHBISHOP OF CINCINNATI TR 100 E EIGHTH ST CINCINNATI OH 45202	PRICE ROBERT M & LORALYN L 10004 FERNHAVEN CT CINCINNATI OH 45251
3466 BROTHERTON LLC 1019 ROSE CIR COVINGTON KY 41011	BECKERT LAUREN 1031 SAINT GREGORY ST UNIT B CINCINNATI OH 45202	SCHOENFELD MICHAEL W 1040 WILEY PARDUE RD ASHLAND CITY TN 37015
MCCAFFERTY GAYLE L TR 1047 CELESTIAL ST CINCINNATI OH 45202	GENERAL ELECTRIC CREDIT UNION 10485 READING RD CINCINNATI OH 45241	3084 CELERON AVE LLC 1091 FLUME RD INCLINE VILLAGE NV 89451
NORFOLK & WESTERN RAILROAD COMPANY 110 FRANKLIN RD ROANOKE VA 24042-0028	DAVIS SCOTT E 11060 TODDTEE LN CINCINNATI OH 45242	MR JZ M E C LLC 1115 BLACK HORSE RUN LOVELAND OH 45140
DWYER LEONARD & ARNEADRA A 1116 TASSLE LN CINCINNATI OH 45231	VISUAL TERRAIN PROPERTIES 11168 PARFOUR CT CINCINNATI OH 45241	3363 MADISON ROAD LLC 11200 GRANDON RIDGE CIR CINCINNATI OH 45209
MAGOWAN SIMON HENRY & ANOOP KAUR BRAR 1127 BLACKHORSE LN LOVELAND OH 45140	WEYES GUYS PROPERTIES 1128 BAUMOCK BURN DR COLUMBUS OH 43235	MGSIEGELS LLC 11427 TERWILLIGERS RIDGE LN CINCINNATI OH 45249
KACACHOS THOMAS & HEATHER 116 E HIGH STREET OXFORD OH 45056	ISABELLA REALTY LLC 11739 GRANDSTONE LN CINCINNATI OH 45249	OAKLEY BANK BUILDING LTD 12009 STILLWIND DR CINCINNATI OH 45249
REZUANNEJAD FEROOZ 1211 ISIS AVE CINCINNATI OH 45208	3300 BROTHERTON INVESTMENTS LLC 1232 HERSCHEL WOODS LN CINCINNATI OH 45208	DERBY ELIZABETH 124 GATESHEAD WAY PHOENIXVILLE PA 19460
TLC PROPERTIES INC 1260 EDISON DR CINCINNATI OH 45216	WOODLAND AVE LLC 1281 CRESTWOOD AVE CINCINNATI OH 45208	HUBERT CHRISTINA LEE & JOSHUA R 129 RIVERSIDE PKWY NEWPORT KY 41075
TOPVALCO INC 130 TRI COUNTY PKWY #324 CINCINNATI OH 45246	LARKIN EDWARD P JR 13034 COOPERMEADOW LN CINCINNATI OH 45242	BERNING MARILYN R @ 3 CO-TR 1304 CHELTENHAM CT CROWNSVILLE MD 21032

ZEBOLD ERIC & BECKY
13183 KELLAM CT UNIT 82
SAN DIEGO CA 92130

ABLACH LLC
1322 EDWARDS RD
CINCINNATI OH 45208

MOLLOY MATTHEW
1379 INDIAN RIDGE
NEW RICHMOND OH 45157

AMBASSADOR CAPITAL LLC
1418 CENTRAL PKWY STE 201
CINCINNATI OH 45202

SCOVANNER FAMILY LIMITED PARTNERSHIP
THE
1431 HERSCHEL AVE
CINCINNATI OH 45208

BONANSINGA WILLIAM J & MARY
144 LAFAYETTE LN
CINCINNATI OH 45220

VERKLEY PATRICK
1514 BARVAC AVE
CINCINNATI OH 45223

NARDINI PAUL J
1600 FAIRWAY DR
LIMA OH 45805

CINCINNATI METROPOLITAN HOUSING
AUTHORITY
1635 WESTERN AVE
CINCINNATI OH 45214

TREFT JAY F
17 FOUNDERS CT
COLD SPRING KY 41076

JEFF HINKEL & JULIE HINKEL LLC
1738 N FT THOMAS AVE
FORT THOMAS KY 41075

3026 MINOT AVENUE LLC
18 JAMES PL
CINCINNATI OH 45246

MALSARY LAND LLC
19 FALLEN BRANCH
CINCINNATI OH 45241

SAS BALLARD HOLDINGS LLC
19400 BEAR SWAMP RD
MARYSVILLE OH 43040

MADISON MARKBREIT LLC
201 EAST FIFTH ST SUITE 800
CINCINNATI OH 45202

YATES JAMES E & CANDACE J COTTON
2011 MILLVILLE AVE
HAMILTON OH 45013

BERTRAMS DANIEL T & JENNIFER R OM
21 VIA MARINA #7
VENICE CA 90292

4438 APPLETON LLC
2110 CONVERT LN
CINCINNATI OH 45208

HARMON MEG E
2110 MARYLAND AVE
COVINGTON KY 41014

AMOR SIMON
214 SENTRY HILL DR
LOVELAND OH 45140

DRAKE AVENUE LLC
2242 BERRYWOOD DR
CINCINNATI OH 45244

2749 MADISON LLC
2273 ADAMS AVE
CINCINNATI OH 45212

MARIEMONT CENTER PTNSHP
2324 MADISON RD SUITE #2
CINCINNATI OH 45208

DAVIS JAY H TR OF JHD 2017 LIVING TR
2382 EAST STONE CREST CIRCLE
SAINT GEORGE UT 84790

WIERS CHRISTIAN
2420 PLYMOUTH AVE
PLYMOUTH IN 46563

CRON NATHAN
2421 SAN JOAQUIN PLAZA
NEWPORT BEACH CA 92660

CHIPOTLE MEXICAN GRILL OF COLORADO
LLC
2424 RIDGE RD
ROCKWALL TX 75087

FIP MASTER FUNDING I LLC
2425 E CAMELBACK RD STE 800
PHOENIX AZ 85016

JONES KATHLEEN K & MARVIN MCNEW
24417 GREEN MEADOW
LAWRENCEBURG IN 47025

SOLOMON RANDY
2482 E ST CHARLES PLACE
CINCINNATI OH 45208

UB KKRICKET PROPERTIES LLC
2501 WILLOWBROOK DR
CINCINNATI OH 45237

ABEL MARK C TR & ROSEMARY F TR
2504 OAKRIDGE DR
CINCINNATI OH 45237

GLACKEN MATTHEW
2567 OBSERVATORY AVE
CINCINNATI OH 45208

DUNCAN SUE @4
2569 BERTHBROOK DR
CINCINNATI OH 45231

KEPLER BRETT
2570 HARVEST LN
LEBANON OH 45036

ROHS HILLS PROPERTIES LLC
2570 MADISON RD #22
CINCINNATI OH 45208

STAGNARO JEFFREY G TR & MARK D AYER
TR
2623 ERIE AVE
CINCINNATI OH 45208

HGREIT II MADISON ROAD LLC
2671 R EDMONDSON RD
CINCINNATI OH 45209

BUSKEN BAKERY INC
2675 MADISON RD
CINCINNATI OH 45208

34 AND MINOT LLC
2692 MADISON RD STE 389
CINCINNATI OH 45208

DRAKEWOOD TOWNHOMES LLC
2692 MADISON RD STE N1 336
CINCINNATI OH 45208

GERRY TSENG LLC
2710 SHEILA DR
LOVELAND OH 45140

PAPPAS CHRIS A & TULA G
2713 WILLARD AVE
CINCINNATI OH 45209-2204

VENTURA CHRISTOPHER ROBERT
2715 WILLARD AVE
CINCINNATI OH 45209

ARISTO GROUP LLC
2718 VINE ST
CINCINNATI OH 45219

MCCORMACK WHITNEY F & SIMON T
2718 WILLARD AVE
CINCINNATI OH 45209

WHITESIDE EMILY L & VICENTE MENDOZA
FLORES
2719 WILLARD AVE #2
CINCINNATI OH 45209

SELLET NICHOLAS R
2722 WILLARD AVE
CINCINNATI OH 45209-2205

ROBINSON LEE G TR
2724 OBSERVATORY AVE
CINCINNATI OH 45208

CREWS DONALD I & MARY THERESA
2724 WILLARD AVE
CINCINNATI OH 45209-2205

ROBINSON LEE G TR
2726 OBSERVATORY AVE
CINCINNATI OH 45208

ZONA GROUP LLC THE
2728 LEONARD ST
CINCINNATI OH 45208

MCDONALD NICHOLAS A & GINA A
2729 ARBOR AVE
CINCINNATI OH 45209-2206

BOLSER ALEXANDER
2729 WILLARD AVE
CINCINNATI OH 45209

GANIM PAUL & HETAL
2732 MADISON RD
CINCINNATI OH 45209

BRAUN ERIK
2733 WILLARD AVE
CINCINNATI OH 45209

WRIGHT STERLING
2734 MADISON RD
CINCINNATI OH 45209

DEFREITAS KATE
2738 MADISON RD
CINCINNATI OH 45209

WOLF DOMINIC & BRIANA MARGARET
2739 WILLARD AVE
CINCINNATI OH 45209

KREIMER BRADLEY P & MARY K
2742 WILLARD AVE
CINCINNATI OH 45209

WORLS MICHAEL
2744 WILLARD AVE
CINCINNATI OH 45209-2205

HALL LISA CLAIRE
2746 MADISON RD
CINCINNATI OH 45209-2267

EDGAR BOSTON M & AMANDA R
FLECKINGER
2746 WILLARD AVE
CINCINNATI OH 45209

HANDLEY CARLTON & HILARY MILLER
HANDLEY
2748 WILLARD AVE
CINCINNATI OH 45209

GILLEY KRISTINA CAROL
2754 WILLARD AVE
CINCINNATI OH 45209

HOFFMAN DAVID JUSTIN & SAMANTHA J
VANCE
2756 WILLARD AVE
CINCINNATI OH 45209

VRISHABHENDRA BENAK HEBLI
2758 WILLARD AVE
CINCINNATI OH 45209

HOFFMAN KEVIN & STACEY
2763 MADISON RD
CINCINNATI OH 45209

MESSERLY STANLEY T
2766 WASSON RD
CINCINNATI OH 45209

SEIDNER CHARLOTTE R & MICHAEL
DOUGLAS RICCI
2767 MADISON RD
CINCINNATI OH 45209

CULP WILLIAM S TR
2771 WALSH RD
CINCINNATI OH 45208

APPLEGATE GARY J
2828 WASSON RD
CINCINNATI OH 45209-2323

JAW ENTERPRISES LLC
2843 VICTORIA AVE
CINCINNATI OH 45208

MYNATT CHARLES B & LAURA S
2844 ROSELLA AVE
CINCINNATI OH 45208

3649 COLUMBUS AVENUE LLC
2850 E ST CHARLES PLACE
CINCINNATI OH 45208

DOLLENGER BRETT
2864 WASSON RD
CINCINNATI OH 45209

EUTON RYLAN J
2868 WASSON RD
CINCINNATI OH 45209

KOWALSKI JESSICA L & WILLIAM CORNETT
2875 MARKBREIT AVE
CINCINNATI OH 45209

HATFIELD JOSH
2877 MARKBREIT AVE
CINCINNATI OH 45209

WITMAN KERI L
2878 MARKBREIT AVE
CINCINNATI OH 45209

GAUSVIK CHRISTIAN ERIK JR & CODY JAMES
2879 MARKBREIT AVE
CINCINNATI OH 45209

ALARCON GENE MICHAEL
2879 ROMANA PL
CINCINNATI OH 45209

BAUCOM MATTHEW RYAN & AMANDA
2880 MARKEIT AVE
CINCINNATI OH 45209

KESTNER BRIAN K & GEORGINA E MARTELL
2880 ROMANA PL
CINCINNATI OH 45209-2024

BRZOWSKI CHRISTOPHER F & KELLIE A
KULKA
2881 MARKEIT AVE
CINCINNATI OH 45209

LESER LINDA S
2881 ROMANA PL
CINCINNATI OH 45209

ARAND DANIEL W
2882 MARKBREIT AVE
CINCINNATI OH 45209

MCHUGH DUSTIN
2883 MARKBREIT AVE
CINCINNATI OH 45209

WRIGHT ELIZABETH ROBINSON
2883 ROMANA PL
CINCINNATI OH 45209-2023

LYKINS KANDYCE K
2884 MARKBREIT AVE
CINCINNATI OH 45209-2020

SINGH ELIZABETH A
2884 ROMANA PL
CINCINNATI OH 45209

REISINGER JOANNE & RAYMOND J
2885 ROMANA PL
CINCINNATI OH 45209-2023

HAHN DOUGLAS P & PAIGE P
2886 ROMANA PLACE
CINCINNATI OH 45209

KADLE MATT
2887 MARKBREIT AVE
CINCINNATI OH 45209

JBASM FAMILY LLC
2888 ROMANA PL
CINCINNATI OH 45209

MCMANUS HUGH
2889 MARKBREIT AVE
CINCINNATI OH 45209

MATTOX MICHAEL
2889 ROMANA PL
CINCINNATI OH 45209-2023

MENDELSON HANNAH & JORDAN
ANTHONY BROWN
2890 MARKBREIT AVE
CINCINNATI OH 45209

GOSSEN ALEXANDRA
2891 MARKBREIT AVE
CINCINNATI OH 45209

FLANAGAN COOPER & NIKOLE
2892 MARKBREIT AVE
CINCINNATI OH 45209

QUINN MARY
2892 ROMANA PL
CINCINNATI OH 45209-2024

VELTEN JUDY & MARY JO
2893 ROMANA PL
CINCINNATI OH 45209-2023

BARTRAM GREGORY & BARRETT
2894 MARKBREIT AVE
CINCINNATI OH 45209

DONNELSON CAROLE H
2894 RAMONA PL
CINCINNATI OH 45209

ROONEY CULLEN P & MARIE E CLEMENTS
2896 MARKBREIT AVE
CINCINNATI OH 45209

RANSOHOFF SETH A & ELIZABETH A
BRINKMOELLER
2896 ROMANA PL
CINCINNATI OH 45209

RIGDON RONNIE & MARILYN
2897 MARKBREIT AVE
CINCINNATI OH 45209-2019

HEIMS CHRISTOPHER & NICOLE
2901 MARKBEIT AVE
CINCINNATI OH 45209

FABER LINDSEY A
2903 MARKBREIT AVE
CINCINNATI OH 45209-2021

ZOGBI KARRELL JANELLE L & NADIA Z ZOGBI
2903 ROMANA PLACE #5
CINCINNATI OH 45209

FISCHER NICHOLAS W & MENG WEI TSAI
2904 MARKBREIT AVE
CINCINNATI OH 45209-2022

BENNETT LINDA & STEVEN
2905 MARKBREIT AVE
CINCINNATI OH 45209

DASGUPTA AMITAVA & MICHELLE
2905 ROMANA PLACE
CINCINNATI OH 45209

MATTHEWS KELSEY
2906 PORTSMOUTH AVE
CINCINNATI OH 45208

PAPARODIS SOPHIA A
2907 MINOT AVE
CINCINNATI OH 45209-1650

CAHALL SCOTT & GEORGE MATTHEW
MCNEECE
2907 ROMANA PLACE #3
CINCINNATI OH 45209

MARINELLI TODD N
2908 PORTSMOUTH AVE
CINCINNATI OH 45208-1523

MACWILLIAMS SEAN
2909 ROMANA PLACE
CINCINNATI OH 45209

STEGMAIER MELISSA D
2911 MINOT AVE
CINCINNATI OH 45209

GUSTAFSON NATHANIEL
2912 PORTSMOUTH AVE
CINCINNATI OH 45208

GOLDEN HARVEST PROPERTY LLC
2912 WASSON RD
CINCINNATI OH 45209

BARONTI ALESSANDRO & JACLEEN
2913 MADISON RD
CINCINNATI OH 45209

BIRKMEYER BRIAN R
2913 MINOT AVE
CINCINNATI OH 45209

CROXTON VALE & MAURA
2913 PORTSMOUTH AVE
CINCINNATI OH 45208

QUARIN CHRISTOPHER
2914 PORTSMOUTH AVE
CINCINNATI OH 45208

HOGAN ROBERT B & KATHY BRADFORD
HOGAN
2915 PORTSMOUTH AVE
CINCINNATI OH 45208-1522

JZ EQUITY GROUP LLC
2916 MINOT AVE
CINCINNATI OH 45209

BOLDT MICHAEL R & AMY M
2916 PORTSMOUTH AVE
CINCINNATI OH 45208

VICKERS WALTER G & BENJAMIN
2917 MADISON RD
CINCINNATI OH 45209

GARCIA JASON V & MARIA GARCIA
2917 PORTSMOUTH AVE
CINCINNATI OH 45208-1522

TRACY EDWARD R JR & MARY KAY
2920 MINOT AVE
CINCINNATI OH 45209-1651

FAREL ALLEN
2921 MADISON RD
CINCINNATI OH 45209

HORN DAVID VAN TR
2921 PORTSMOUTH AVE
CINCINNATI OH 45208

MEYER GARRETT K
2925 MINOT AVE
CINCINNATI OH 45209-1650

BARHORST TERRY A
2925 PORTSMOUTH AVE
CINCINNATI OH 45208-1522

ELSENER ROBERT L & JILLDA
2927 MINOT AVE
CINCINNATI OH 45209-1650

SFYRIS IRINI & ANTON M SMITH
2929 MINOT AVE
CINCINNATI OH 45209

LEBEAU BRANDON & BONNIE
2929 PORTSMOUTH AVE
CINCINNATI OH 45208

TETRAULT ANDREW C & MARIA F VON EUW
TETRAULT
2930 MINOT AVE
CINCINNATI OH 45209

KISSING LAWRENCE A & JACQUELINE G
2932 MARKBREIT AVE UNIT 4
CINCINNATI OH 45209

CARLTON MICHAEL D & JENNIFER M
2933 MADISON RD
CINCINNATI OH 45209-2017

SKELLY BROOKE
2933 MINOT AVE
CINCINNATI OH 45209

HALABI EL MUSTAPHA
2934 MARKBREIT AVE
CINCINNATI OH 45209

PAULL CALEB N
2934 MINOT AVE
CINCINNATI OH 45209-1658

SAUERBRUNN SYDNEY & MARY ELIZABETH
GETTINS
2934 PORTSMOUTH AVE
CINCINNATI OH 45208

BROERMAN NICK
2935 MINOT AVE
CINCINNATI OH 45209

CALLAHAN COREY J
2936 MARKBREIT AVE #2
CINCINNATI OH 45209

FEKKOS HARALAMBOS & CHRISANTHI M
2936 MINOT AVE
CINCINNATI OH 45209-1658

CUTSHALL LAURA & DONETTE CONNERS
2940 MINOT AVE
CINCINNATI OH 45209

WOOD SHIRLEY A
2941 MINOT AVE
CINCINNATI OH 45209-1650

KVMS PARTNERSHIP P L L
2951 MADISON RD
CINCINNATI OH 45209

SATTLER BENJAMIN & JESSICA DAWN
2960 MADISON RD UNIT 1
CINCINNATI OH 45209

OAKLEY REAL ESTATE HOLDINGS II LLC
2961 MADISON AVE
CINCINNATI OH 45209

2981 MADISON ROAD LLC
2981 MADISON RD
CINCINNATI OH 45209

EBERLY KAREN J TR
2983 MARKBREIT AVE UNIT 3
CINCINNATI OH 45209

HENDRICKS DANIEL M
3 MOYER PL
CINCINNATI OH 45208

BANDELIER HOLDING CO
3000 MADISON RD
CINCINNATI OH 45209

WARFORD JONATHAN BLAIR
3009 MINOT AVE
CINCINNATI OH 45209

SCHILLER JOSHUA G & JILL A
3017 PORTSMOUTH AVE
CINCINNATI OH 45208

3021 MADISON ROAD LLC
3019 MADISON RD
CINCINNATI OH 45209

CALDWELL CHARLES & JULIE
3021 PORTSMOUTH AVE
CINCINNATI OH 45208

JENEMANN DEBRA L & PAUL T
3024 PORTSMOUTH AVE
CINCINNATI OH 45208

3029 MADISON ROAD LLC
3029 MADISON RD
CINCINNATI OH 45209

FRANCIS PAIGE BROGAN
3030 PORTSMOUTH AVE
CINCINNATI OH 45208

DENLINGER BART E & TERESA SUSAN
3035 MCKAIG RD
TROY OH 45373

WESTERHEIDE DANIEL
3036 MINOT AVE
CINCINNATI OH 45209

ROMERO EDUARDO M & KELLEY COWDREY
3036 PORTSMOUTH AVE
CINCINNATI OH 45208-1510

LEMMO MARIA G SUAREZ
3040 MINOT AVE
CINCINNATI OH 45209

SCHNIRRING JOSEPH B & LYNN S
3040 PORTSMOUTH AVE
CINCINNATI OH 45208-1510

J & P LTD LLP
3046 MADISON RD
CINCINNATI OH 45208

SCHWENDEMAN JOSEPH M & AMANDA M
3046 PORTSMOUTH AVE
CINCINNATI OH 45208-1510

REMIRF INC
3047 MADISON RD
CINCINNATI OH 45209

3715 DRAKE AVE LLC
3053 MADISON RD
CINCINNATI OH 45209

SCHUCKMAN FOUNDATION LTD THE
3064 PORTSMOUTH AVE
CINCINNATI OH 45208

3066 MADISON LLC
3066 MADISON RD
CINCINNATI OH 45209

FORGED HOMES LLC
307 WEST 6TH ST 210
ROYAL OAK MI 48067

BAPEBES PROPERTIES LLC
3074 MADISON RD
CINCINNATI OH 45209

FLAGGS USA LLC
3075 MADISON RD
CINCINNATI OH 45209

DUX ESTATES II LLC
3080 LEGACY TRACE
CINCINNATI OH 45237

FLAIG TERRENCE J & RANDIE
3083 MADISON RD
CINCINNATI OH 45209

HOYING MICHAEL L & ASHLEIGH C
3086 MARKBREIT AVE
CINCINNATI OH 45209

SPAITE PATRICIA A
3087 MARKBREIT AVE
CINCINNATI OH 45209-1703

HALL DON J & ANGELA
3089 EILEEN DR
CINCINNATI OH 45209

OAK TAVERN PROPERTY LLC
3089 MADISON RD
CINCINNATI OH 45227

GOLDBERG LAUREN S @4
3089 MARKBREIT AVE
CINCINNATI OH 45209

OKIENKO DANIEL R
3090 CELERON AVE
CINCINNATI OH 45209

SWEENEY ERIN E
3090 MARKBREIT AVE
CINCINNATI OH 45209

WRAY MELANIE K
3091 MARKBREIT AVE
CINCINNATI OH 45209

BAM REALTY GROUP LLC
3094 MADISON RD
CINCINNATI OH 45209

HAAS JACOB L & ALLYSON C KRAEMER
3094 MARKBREIT AVE
CINCINNATI OH 45209

HEDIN JUSTIN
3095 MARKBREIT AVE
CINCINNATI OH 45209

NEUBAUER DAVID
3096 MARKBREIT
CINCINNATI OH 45209

GARDNER MARTHA J & CHARLES E MURAY
3098 MARKBREIT AVE
CINCINNATI OH 45209-1704

LLOYD JOSHUA & KENDALL REBECCA
SUPINGER
3099 MARKBREIT AVE
CINCINNATI OH 45209

DUNCAN EDWARD B
3102 CELERON AVE
CINCINNATI OH 45209

CONLEY KYLIE A
3102 MARKBREIT AVE
CINCINNATI OH 45209

MOORE NATHAN
3104 CELERON AVE
CINCINNATI OH 45209-2104

MAGARIAN GREGORY SHANT
3105 MARKBREIT AVE
CINCINNATI OH 45209

WARD TROY ANTHONY
3106 MARKBREIT AVE
CINCINNATI OH 45209

LYONS JOHN DANIEL
3108 CELERON AVE #2
CINCINNATI OH 45209

VICTOR CHESTER S TR & DEBORAH S TR
3109 MADISON RD UNIT 19
CINCINNATI OH 45209

ADAN ANDREW & LINDSAY WAY
3109 MARKBREIT AVE
CINCINNATI OH 45209

MUSTINE CHARLES DAVID & LEAH LISA
WINKLER
3110 CELERON AVE
CINCINNATI OH 45209

HOOK JAMES R TR & CAROL A TR
3111 MADISON RD UNIT #18
CINCINNATI OH 45209

CORNETT ANGELA LYNN @4
3111 ROBERTSON AVE
CINCINNATI OH 45209

RIES ROBERT C TR
3113 MADISON RD UNIT 17
CINCINNATI OH 45209

BAUMAN NICHOLAS G TR
3113 ROBERTSON AVE
CINCINNATI OH 45209

LAMB JAMES
3114 MINOT AVE
CINCINNATI OH 45209-1210

MOORE CHARLES P & MARTHA S
3115 MADISON RD
CINCINNATI OH 45209

REHAGE DEBRA
3116 CELERON AVE
CINCINNATI OH 45209-2129

INGRAM LAWRENCE S
3116 MINOT AVE
CINCINNATI OH 45209-1210

GREENBERG MARK A & BARBARA
3117 MADISON RD UNIT #15
CINCINNATI OH 45209

WILLIAMS JUSTIN & SUSAN
3117 MARKBREIT AVE
CINCINNATI OH 45209

FRENCH RONALD L & PATRICIA
3118 CELERON AVE
CINCINNATI OH 45209-2129

STROM ALISON A & KEITH RUEHLMANN
3118 MINOT AVE
CINCINNATI OH 45209

DICK HOFFMAN TRACIE TR
3119 MADISON RD
CINCINNATI OH 45209

MUNSON PHILIP C & LAURIE A
3119 MINOT AVE
CINCINNATI OH 45209-1209

SINGH JAGDEV
3120 MADISON RD
CINCINNATI OH 45209

LUTZ ALAN J & MARY G
3120 MINOT AVE
CINCINNATI OH 45209-1210

DAHM BRIAN
3121 MADISON RD UNIT 1
CINCINNATI OH 45209

DEROSE J MATTHEW
3121 MARKBREIT AVE
CINCINNATI OH 45209

WILLIAMS JERRY PATE JR
3122 MARKBREIT
CINCINNATI OH 45209

PATEL AMISHA J
3123 MADISON RD
CINCINNATI OH 45209

KANTOR RICK & JULIE
3125 MADISON RD UNIT 3
CINCINNATI OH 45209

ANDERSON GREGORY B & EMILY
3126 MARKBREIT AVE
CINCINNATI OH 45209

REIS PAUL A & LOIS M
3127 MADISON RD UNIT 4
CINCINNATI OH 45209

MILLER CHRISTOPHER S & LINDA J
3129 MADISON RD UNIT 5
CINCINNATI OH 45209

HILLS MICHAEL PATRICK
3130 MARKBREIT AVE
CINCINNATI OH 45209

CORMIER LINDSAY & TIMOTHY
3131 MADISON RD UNIT 6
CINCINNATI OH 45209

ENDERLE LEIGH E
3131 MARKBREIT AVE
CINCINNATI OH 45209

WATSON ANDREW
3132 MARKBREIT AVE
CINCINNATI OH 45209

MULARONI MARC & DIANE
3133 MADISON RD
CINCINNATI OH 45209

LOCKARD CHAD
3135 MADISON RD UNIT 8
CINCINNATI OH 45209

ANDERSON JACLYN MARIE & TODD
JELLISON
3135 MARKBREIT AVE
CINCINNATI OH 45209

SCHWIEGERAHT ALEXANDER DAVID &
KELLY RACHEL
3136 MARKBREIT AVE
CINCINNATI OH 45209

U G PROPERTIES LLC
3137 ENYART
CINCINNATI OH 45209

ERNST DONALD E
3140 MARKBREIT AVE
CINCINNATI OH 45209

THAMAN JOSEPH C
3144 MARKBREIT AVE
CINCINNATI OH 45209

WOOD JASON J
3148 MARKBREIT AVE
CINCINNATI OH 45209

MARKBREIT NJP LLC
316 S COLLEGE AVE
OXFORD OH 45056

GPH REALTY LTD
3161 MADISON RD
CINCINNATI OH 45209

M & E VISION LLC
3164 LINWOOD AVE #2
CINCINNATI OH 45208

HEFLIN REALTY LTD
3166-68 MADISON RD
CINCINNATI OH 45209

3178 MADISON RD LLC
3178 MADISON RD
CINCINNATI OH 45209

FISCHBACH ROBERT
3201 GILBERT AVE
CINCINNATI OH 45207

SOLOMON SCOTT H BRIDGET MCGORON
3203 BACH AVE
CINCINNATI OH 45209

REICHARD MEGAN L
3212 BERWYN PL
CINCINNATI OH 45209

WHITE COLBERT
3213 BACH AVE
CINCINNATI OH 45209

FENNO TERRI J
3216 BERWYN PL
CINCINNATI OH 45209-1722

HICKORY HORNED DEVIL LLC
3217 MADISON RD
CINCINNATI OH 45209

COVENEY LEILA D
322 CHENORA CT
CINCINNATI OH 45215

LEBOWITZ ABIGAIL
3220 BACH AVE
CINCINNATI OH 45209

LYNCH JOSHUA D
3220 BERWYN PL
CINCINNATI OH 45209

ALARCON ROSARIO & COLLIN SALYERS
3222 BACH AVE
CINCINNATI OH 45209

SHUMAN WILLIAM L JR & KATHLEEN J
3224 BERWYN PL
CINCINNATI OH 45209

COSTANZO CODY & SHANNON REGAN
3226 BACH AVE
CINCINNATI OH 45209

BUNCH STEVEN C & DONNA
3226 BROTHERTON RD
CINCINNATI OH 45209-1314

KRENTZ CORAL ANN
3228 BERWYN PL
CINCINNATI OH 45209

STRICKLAND JAMES & DEBRA
3230 BACH AVE
CINCINNATI OH 45209-1712

BURRINGTON JOHN P & MARINA A
ANDRADE
3231 BACH AVE
CINCINNATI OH 45209

PENDERGAST CHRISTOPHER J & MADELINE
M
3232 BERWYN PL
CINCINNATI OH 45209

EQUITY TRUST COMPANY
3235 BROTHERTON RD
CINCINNATI OH 45209

FRAZIER ANNA JANE & ROBERT SIBILIA
3236 BACH AVE
CINCINNATI OH 45209

GERBUS MICHAEL J
3236 BERWYN PL
CINCINNATI OH 45209

ZILLI MARK P & RACHEL P
3238 BERWYN PL
CINCINNATI OH 45209-1722

ANSEL EMILIE R
3240 BACH AVENUE
CINCINNATI OH 45209

3243 BACH AVENUE LLC
3243 BACH AVE
CINCINNATI OH 45209

ANDERSON KYLE
3246 BERWYN PL
CINCINNATI OH 45209-1722

KLOTZBACH ERIN
3247 BACH AVE
CINCINNATI OH 45209

KOEHLER CAMERON H
325 BROTHERTON RD
CINCINNATI OH 45209

RICHART SARA M
3250 BERWYN PL A
CINCINNATI OH 45209

SUGAR BUG LLC
3260 HARDISTY AVE
CINCINNATI OH 45208

DANIS GRACE
3265 MADISON AVE
CINCINNATI OH 45209

STAHL MARGARET
3301 BACH AVE
CINCINNATI OH 45209-1713

STARK JESSICA
3303 BACH AVE
CINCINNATI OH 45209

TAGARELLI TRACIE
3304 BACH AVE UNIT A
CINCINNATI OH 45209

ABBEM LLC
3304 BACH AVE UNIT B
CINCINNATI OH 45209

VDL BROTHERTON LLC
3304 BROTHERTON RD
CINCINNATI OH 45209

SOMERS DONALD & REBECCA E HOHE
3305 BACH AVE
CINCINNATI OH 45209

BERESFORD MICHELLE G
3305 HARDISTY
CINCINNATI OH 45208

MOODY JAMES
3307 BACH AVE
CINCINNATI OH 45209

MONOPOLY LTD
3307 CLIFTON AVE
CINCINNATI OH 45220

A G LIPSON LIMITED PARTNERSHIP
3307 CLIFTON AVE 2ND FLOOR
CINCINNATI OH 45220

SHAFFER ANDREA R
3310 BACH AVE
CINCINNATI OH 45209-1714

HUFF KENDALL D
3313 BACH AVE
CINCINNATI OH 45209

DANCY HAZEL M & EARL V
3314 BACH AVE
CINCINNATI OH 45209-1714

LIPTON ELIZABETH A
3315 BACH AVE
CINCINNATI OH 45209

BARRON FELENCIA
3315 CARDIFF AVE
CINCINNATI OH 45209

EILERMAN BRANDON
3316 BROTHERTON RD
CINCINNATI OH 45209

STOTHERS CALEY & CODY
3321 CARDIFF AVE
CINCINNATI OH 45209

CONGDON JUSTINE & MICHAEL J STAFFORD
II
3322 1/2 BROTHER
CINCINNATI OH 45208

MCKINNEY ERIC J & SARAH M LAMB
3322 1/2 BROTHERTON RD
CINCINNATI OH 45209

STROSNIDER TAYLOR
3322 BROTHERTON RD
CINCINNATI OH 45209

BRUMMETT ROGER SLATON & BEATRICE
3324 BROTHERTON RD
CINCINNATI OH 45209

SMITH LARRY D & CAROL P
3326 BROTHERTON RD
CINCINNATI OH 45209-1302

CARABIN GEOFFREY T & HANNAH L
3327 BROTHERTON RD
CINCINNATI OH 45209

ROLLAND CODY M & ASHLEY
3329 BROTHERTON ROAD
CINCINNATI OH 45209

DUNNE COURTNEY
3329 CARDIFF AVE
CINCINNATI OH 45209

GORELL EMILY SARAH & KENNETH W
QUAYLE IV
3334 BROTHERTON RD
CINCINNATI OH 45209

GAY NATHAN S JR & VICTORIA
3335 CARDIFF AVE
CINCINNATI OH 45209

BOLIN GENEVA FAE
3341 CARDIFF AVE
CINCINNATI OH 45209

FREES JARED
3343 CARDIFF AVE
CINCINNATI OH 45209

C 3 W INVESTMENTS LLC
3380 ERIE AVE NO 200
CINCINNATI OH 45208

RITCHIE ANTHONY A & EDNA M
3401 CARDIFF AVE
CINCINNATI OH 45209-1317

MADISON ROAD INVESTMENT
3401 WALLACE AVE APT 1
CINCINNATI OH 45226

CHRISTEN KIMBERLY A
3405 CARDIFF AVE
CINCINNATI OH 45209

CAMARA JONATHAN & SAIGE MILLER
3407 CARDIFF AVE
CINCINNATI OH 45209

KILGOUR ROBERT W
3411 CARDIFF AVE
CINCINNATI OH 45209

JACOBS NATALIE
3412 CARDIFF AVE
CINCINNATI OH 45209

ARRASMITH ALEXANDER M & KELLY LYONS
3418 CARDIFF AVE
CINCINNATI OH 45209

PUPCO PROPERTY MANAGEMENT
3419 GRACE AVE
CINCINNATI OH 45208

PUPCO MANAGEMENT COMPANY LTD
3419 GRACIE AVE
CINCINNATI OH 45208

GOLDSCHMIDT INGEBORG
3424 CARDIFF AVE
CINCINNATI OH 45209-1318

SULLIVAN KATELYN A
3426 CARDIFF AVENUE
CINCINNATI OH 45209

3078 MADISON ROAD INVESTMENTS LLC
3442 MIDDLETON AVE
CINCINNATI OH 45220

JLC GROUP LLC
3478 VISTA TE
CINCINNATI OH 45208

CROSSROADS COMMUNITY CHURCH
3500 MADISON RD
CINCINNATI OH 45209

NREA VB I LLC
3500 PARK CENTER DR STE 100
DAYTON OH 45414

3638 EDWARDS LLC
3542 EDWARDS RD FIRST FLOOR
CINCINNATI OH 45208

PADM PROPERITES LLC
3580 SAYBROOK AVE
CINCINNATI OH 45208

KKMA LLC
359 RESOR AVE
CINCINNATI OH 45220

TAPAY BRIDGET S
3601 EDWARDS RD
CINCINNATI OH 45208

HABITATION DEVELOPMENT GROUP LLC
3614 MARBURG AVE
CINCINNATI OH 45208

LILE JENNIFER B
3632 MONTEITH AVE
CINCINNATI OH 45208

YEE BIKUEN TR & WILLIAM TR
3634 ZUMSTEIN AVE
CINCINNATI OH 45208

BUETER MADISON M
3635 COLUMBUS AVE
CINCINNATI OH 45208

MARTINI BRADEN J & BRITTANY L
3635 MICHIGAN AVE
CINCINNATI OH 45208

COTARLAN VLADIMIR & CHRISTINA OGRIN
3636 MICHIGAN AVE
CINCINNATI OH 45208

NAYLOR JAMES P
3636 MONTEITH AVE
CINCINNATI OH 45208

KENNEDY DOROTHY P
3637 COLUMBUS AVE
CINCINNATI OH 45208-1512

HARBIN ALEXANDER & CHELSEA
3639 COLUMBUS AVE
CINCINNATI OH 45208

GOSSARD JEFFREY J & ROBIN M
3639 MONTEITH AVE
CINCINNATI OH 45208-1462

SCHMIDLIN CASEY CYNTHIA MARIE & PAUL
FRANCIS
3640 COLUMBUS AVE
CINCINNATI OH 45208

CRISLER GREGORY T & KATIA M
3640 MICHIGAN AVE
CINCINNATI OH 45208

GOMEZ-ARROYO JOSE & ANNE KATRINE
ZILMER JOHANSEN
3640 MONTEITH AVE
CINCINNATI OH 45208

FILIGNO JOSEPH M
3640 PAXTON AVE
CINCINNATI OH 45208

JEWETT CASEY V & KIMBERLY A GAFFNEY
3641 MICHIGAN AVE
CINCINNATI OH 45208

SCHAEFER KURT R
3641 MONTEITH AVE
CINCINNATI OH 45208

MARIN EDGAR A & KRISTA L
3641 SHAW AVE
CINCINNATI OH 45208

CHIODI DAVID R
3643 COLUMBUS AVE
CINCINNATI OH 45208

HAY SHARON K
3643 MONTEITH AVE
CINCINNATI OH 45208-1462

HE ZHIWEI & XU KANG
3644 HYDE PARK AVE
CINCINNATI OH 45208

STRNAD NICHOLAS JOHN & MELISSA SHIH
3644 MICHIGAN AVE
CINCINNATI OH 45208

PEARSON ALEXANDER W
3645 COLUMBUS AVE
CINCINNATI OH 45208-1512

VANHOY ANDREW J & HELEN S
3645 EDWARDS RD
CINCINNATI OH 45208-1303

LAMARRE KRISTIN & CHAD M
3645 MICHIGAN AVE
CINCINNATI OH 45208

WRENN DENE COURTNEY
3645 SHAW AVE
CINCINNATI OH 45208

MCDERMOTT JAMIE M & JONATHON M
3646 MICHIGAN AVE
CINCINNATI OH 45208

POWER WALLACE M JR
3647 COLUMBUS AVE
CINCINNATI OH 45208-1512

ZHANG HUA
3647 EDWARDS RD
CINCINNATI OH 45208

RIEPENHOFF ROBERT E & TIFFANY FRANK
3647 MONTEITH AVE
CINCINNATI OH 45208

LIGUZINSKI CHRISTINE
3648 MICHIGAN AVE
CINCINNATI OH 45208

KNOP ERIC & MARLENE DIEM
3648 MONTEITH AVE
CINCINNATI OH 45209

MONTAG STACEY E & CAROLEE A RANDALL
3651 COLUMBUS AVE
CINCINNATI OH 45208

ROBERTS ANNE COMPTON & WILLIAM
JEFFREY ROBERTS JR
3653 PAXTON AVE
CINCINNATI OH 45208

LOUIS MARCUS H & JULIE B
3654 MICHIGAN AVE
CINCINNATI OH 45208-1412

ENIXONE LLC
3655 EDWARDS RD
CINCINNATI OH 45208

RANKER JEANNE MARIE & STUART KAGY
3655 PAXTON AVE
CINCINNATI OH 45208-1557

WORRALL JOSEPH
3656 MONTEITH AVE
CINCINNATI OH 45208

BECKMAN ROBERT TR
3657 COLUMBUS AVE
CINCINNATI OH 45208

QUANDT PAUL DAVID & JACQUELYN
COWEN
3658 COLUMBUS AVE
CINCINNATI OH 45208

3659 PAXTON AVENUE LLC
3659 PAXTON AVE
CINCINNATI OH 45208

PHILIPPI H LEE CO
3661 MONTEITH AVE
CINCINNATI OH 45208

G & A PAXTON LLC
3666 PAXTON RD
CINCINNATI OH 45208

FARMER HORTON LORI E
3700 HYDE PARK AVE
CINCINNATI OH 45209-2322

JACKSON ARTHUR JR @3
3700 MAPLE PARK AVE
CINCINNATI OH 45209-2213

WALTER MARIA
3702 MICHIGAN AVE
CINCINNATI OH 45209

MOORE JOANN MARIE
3703 HYDE PARK AVE
CINCINNATI OH 45209

DISTLER GREGORY J & EMILY
3704 HYDE PARK AVE
CINCINNATI OH 45209

HAMPTON DONALD W & MICHELLE M
3704 MAPLE PARK AVE
CINCINNATI OH 45209-2213

FALL TROY J
3704 MICHIGAN AVE
CINCINNATI OH 45209-2214

CHATHAM COURT LLC
3705 HUDSON HILLS LN
MASON OH 45040

GREINER BENJAMIN
3705 MAPLE PARK AVE
CINCINNATI OH 45209

REINERSTEN LLC
3706 HYDE PARK AVE
CINCINNATI OH 45209

MERK BENJAMIN R & ASHLEY M COLBERT
3706 MICHIGAN AVE
CINCINNATI OH 45209

DONNELLY KRISTINE E
3708 MAPLE PARK AVE
CINCINNATI OH 45209

REDMAN ERIN L
3708 MICHIGAN AVE
CINCINNATI OH 45209

LUNDGREN SALLY PREECE & SETH ANDREW
LUNDGREN
3709 HYDE PARK AVE
CINCINNATI OH 45209

SCHUPP ADAM A
3709 MAPLE PARK AVE
CINCINNATI OH 45209

GILDEA JASON T & ELIZABETH N FINLEY
3710 DRAKE AVE
CINCINNATI OH 45209

TRAN NGOAN
3710 DRAKEWOOD DR
CINCINNATI OH 45209

TENHUNDFELD CHRISTINA D & JAMES E
3711 DRAKEWOOD DR
CINCINNATI OH 45209-2326

WELCH ROBERT H III & JULIE M
3711 HYDE PARK AVE
CINCINNATI OH 45209

THOMASON OLIVIA C
3712 MICHIGAN AVE
CINCINNATI OH 45209

HOELLER MATTHEW S & JENNIFER E
3713 MAPLE PARK DR
CINCINNATI OH 45209-2212

PERRONE SAMUEL & OLIVIA
3714 HYDE PARK AVE
CINCINNATI OH 45209

OLDHAM PROPERTIES LLC
3715 DRAKEWOOD DR
CINCINNATI OH 45209

JUMPER MATTHEW W & KATHERINE E
3715 HYDE PARK AVE
CINCINNATI OH 45209

ANTONELLI JEFFREY N
3716 DRAKE AVE
CINCINNATI OH 45209-2325

SALTARELLI DANIELE P & SUSAN B
3716 HYDE PARK AVE
CINCINNATI OH 45209

MORGAN JENNIFER LYNN
3716 MICHIGAN AVE
CINCINNATI OH 45209

KLOCKOW GARY MICHAEL & CATHERINE
ELIZABETH
3717 MAPLE PARK AVENUE
CINCINNATI OH 45209

COOLEY PATRICIA
3719 HYDE PARK AVE
CINCINNATI OH 45209-2321

BROO MATTHEW K & JENNIFER
SUNDERMAN
3720 DRAKE AVE
CINCINNATI OH 45209-2325

HAMPTON EMILY M
3720 MAPLE PARK AVE
CINCINNATI OH 45209

SICKING THOMAS A
3721 CARLTON AVENUE
CINCINNATI OH 45208

CLARK STEPHEN M & SARAH H
3721 DRAKEWOOD DR
CINCINNATI OH 45209

OLLIER MEGAN E
3721 MAPLE PARK AVE
CINCINNATI OH 45209

LASER JENNIFER ELAINE & MICHAEL
SAUERS
3722 DRAKE AVE
CINCINNATI OH 45209

HAUSFELD ERIC & CHLOE
3722 HYDE PARK AVE
CINCINNATI OH 45209

ST CLAIR ROBERT JR & BETH
3723 DRAKE AVE
CINCINNATI OH 45209-2324

REINERSTEN LLC
3723-3725 DRAKEWOOD DR
CINCINNATI OH 45209

REUTEMAN JOHN J
3725 DRAKE AVE
CINCINNATI OH 45209-2324

CORKER JOHN R & LISA C
3725 MAPLE PARK AVE
CINCINNATI OH 45209

ROVAZZINI ADAM C TR & MEGHAN E
BRODERICK TR
3726 DRAKEWOOD DR
CINCINNATI OH 45209

MCANDREWS TROY & JULIE
3726 HYDE PARK AVE
CINCINNATI OH 45209

PETAS STERGIOS NICHOLAS
3726 MAPLE PARK AVE
CINCINNATI OH 45209

WEISMAN JEFFREY S
3727 DRAKE AVE
CINCINNATI OH 45209

LEITSINGER RACHEL NICOLE
3727 DRAKEWOOD DR
CINCINNATI OH 45209

FISCHER CHARLES
3727 MAPLE PARK AVE
CINCINNATI OH 45209

SULLIVAN LANDEN J
3728 DRAKE AVE
CINCINNATI OH 45209

FARWELL CHRISTOPHER DOUGLAS
3728 DRAKEWOOD DR
CINCINNATI OH 45209

SPENCER JONATHAN D
3728 MAPLE PARK AVE UNIT 3730
CINCINNATI OH 45209

SEGER KYLE & ERIN
3729 DRAKEWOOD DR
CINCINNATI OH 45209-2326

MARTIN KATHERYN
3730 DRAKE AVE
CINCINNATI OH 45209

BROWN DAVID C
3730 HYDE PARK AVENUE
CINCINNATI OH 45209

REHBAUM MICHAEL & RACHELLE KING
3731 DRAKE AVE
CINCINNATI OH 45209

LOPEZ ELIS & ERIN SULLIVAN
3731 WOODLAND AVE
CINCINNATI OH 45209

CURRAN MATTHEW C & RACHEL L
3732 DRAKE AVE
CINCINNATI OH 45209

WAGNER MARK
3732 MAPLE PARK AVE
CINCINNATI OH 45209

ASUNCION VILLAMOR SANTOS & VIRGINIA
3734 HYDE PARK AVE
CINCINNATI OH 45209

GORTH MARY L
3735 DRAKE AVE
CINCINNATI OH 45209

PERUN MATTHEW J
3735 WOODLAND AVE
CINCINNATI OH 45209

NOLAND GREG H & NATALIE L DELUCA
3736 DRAKE AVE
CINCINNATI OH 45209

SIMONS-PETERSON ANNETTE & KEITH
3738 HYDE PARK AVE
CINCINNATI OH 45209-2322

WOOD JESSIKA L
3739 DRAKE AVE
CINCINNATI OH 45209

FAIRBANKS GREGORY C & KATHERINE
3739 DRAKEWOOD DR
CINCINNATI OH 45209

RAINES CATHERINE M
3739 MT VERNON AVE
CINCINNATI OH 45209

BROWN MATTHEW N
3740 DRAKEWOOD DR
CINCINNATI OH 45209

JEFFREYS JOANNE
3741 DRAKEWOOD DR
CINCINNATI OH 45209

WEIS PAUL M & NATALIE J
3742 DRAKE AVE
CINCINNATI OH 45209-2325

DOLLARD KARL M & ERIKA K
3742 DRAKEWOOD DR
CINCINNATI OH 45209

CIPOLLONE MARIE
3743 ISABELLA AVE
CINCINNATI OH 45209

ORSZAK CHRISTOPHER P
3744 DRAKEWOOD DR
CINCINNATI OH 45209-2327

SCHIERLOH DREW
3744 ISABELLA AVE
CINCINNATI OH 45209

BOSKELLY TERRENCE JAMES JR TR
3745 DRAKEWOOD DR
CINCINNATI OH 45209

SORKIN JUSTIN L
3745 ISABELLA AVE
CINCINNATI OH 45209

SAYRE JAMES & EMILY
3746 DRAKEWOOD DR
CINCINNATI OH 45209

PHAM JONATHAN & JANA HERZBERGER
3747 ISABELLA AVE
CINCINNATI OH 45209

EISENSTEIN ROBERT J TR & JENNIFER L TR
3747 MT VERNON AVE
CINCINNATI OH 45209

MILES MELANIE S
3749 MOUNT VERNON AVE
CINCINNATI OH 45209-2115

MICHELSON M OLAF & JULIE ANN
3750 ISABELLA AVE
CINCINNATI OH 45209

VULHOP BENJAMIN JOSEPH
3750 MT VERNON AVE
CINCINNATI OH 45209

BOWMAN STEVEN L & DIANE H
3751 DRAKEWOOD DR
CINCINNATI OH 45209-2326

POLITIS JOHN JOSEPH S
3751 MT VERNON AVE
CINCINNATI OH 45209

WERNER LANCE & ANNE URSO
3752 DRAKEWOOD DR
CINCINNATI OH 45209-2327

FITCH MARK R
3752 EDWARDS RD
CINCINNATI OH 45209-1933

SNYDER AMANDA B & PAUL J
3752 ISABELLA AVE
CINCINNATI OH 45209

NATHWANI JAY & LUCILLE
3752 MOUNT VERNON AVE
CINCINNATI OH 45209

JOHNSON NATALIE C
3752 MT VERNON AVE
CINCINNATI OH 45209

LYTLE PETER R & RACHEL M RIBAUDO
3754 MOUNT VERNON AVE
CINCINNATI OH 45209

LUKEY BRIAN J & MARITA E
3755 ANDREW AVE
CINCINNATI OH 45209

NUCETE DIEGO & LESLIE T
3755 DRAKEWOOD DR
CINCINNATI OH 45209

HENSEL ALISON C
3755 MOUNT VERNON AVE
CINCINNATI OH 45209-2115

OCONNOR MICHAEL JOSEPH ET AL
3756 DRAKEWOOD DR
CINCINNATI OH 45209-2327

LAAGE KATHRYN M
3756 ISABELLA AVE
CINCINNATI OH 45209-2302

WEATHERS ELIZABETH J
3757 MT VERNON AVE
CINCINNATI OH 45209

CODY JOHN P
3757 PAXTON AVE
CINCINNATI OH 45209-2332

CODY JOHN PATRICK TR
3757 PAXTON RD
CINCINNATI OH 45209

OLBERDING CHRISTOPHER
3758 DRAKEWOOD DR
CINCINNATI OH 45209-2327

PAOLA ROBERT J II
3758 ISABELLA AVE
CINCINNATI OH 45209

FRAZIER MIKE
3758 MT VERNON AVE
CINCINNATI OH 45209

MULVIHILL ELIZABETH & THOMAS P
GUSTINA
3759 FERDINAND PL
CINCINNATI OH 45209

MEYERS ALYSHA R
3759 ISABELLA AVE
CINCINNATI OH 45209

GUARD JOHN STEPHEN
3759 MOUNT VERNON AVE
CINCINNATI OH 45209-2115

KEFAUVER WILL PATRICK
3760 B MT VERNON AVE
CINCINNATI OH 45209

KIRLEY MARY S & DENNIS G
3760A MT VERNON AVE
CINCINNATI OH 45209

DEES RYAN K
3761 FERDINAND PL
CINCINNATI OH 45209

HAMMAN PATRICK L & SUSAN
3761 MOUNT VERNON AVE
CINCINNATI OH 45209-2115

HANNA MARY
3762 DRAKEWOOD DR
CINCINNATI OH 45209

CONNAUGHTON RAYMOND PATRICK JR &
ALLISON
3762 ISABELLA AVE
CINCINNATI OH 45209

AVERBECK LINDA R
3762 MOUNT VERNON AVE
CINCINNATI OH 45209-2116

QUALLEN DANIEL J
3763 FERDINAND PL
CINCINNATI OH 45209-2105

MAIBOM HEIDI L
3764 MOUNT VERNON AVE
CINCINNATI OH 45209

BISCHOFF COLIN A & JENNIFER BARNES
3765 FERDINAND PL
CINCINNATI OH 45209

HOLMAN BARBARA L
3765 MOUNT VERNON AVE
CINCINNATI OH 45209-2115

POLICASTRO JOSEPH RAYMOND
3765 PAXTON AVE
CINCINNATI OH 45209-2332

NOERTKER TONY & BETH
3766 ISABELLA AVE
CINCINNATI OH 45209

DALTON JAMES & JUSTIN FRANZ
3766 MOUNT VERNON AVE
CINCINNATI OH 45209

TSYGANSKY BRITTANY ELLEN HAYES &
EDVARD
3766 MT VERNON AVE
CINCINNATI OH 45209

SWEENEY NICHOLAS E
3767 FERDINAND PL
CINCINNATI OH 45209-2105

PATTON MICHAEL EARL
3767 MILLSBRAE AVE
CINCINNATI OH 45209-2215

SHADIX PETER N
3767 MT VERNON AVE
CINCINNATI OH 45209

FORAN WILLIAM
3768 MT VERNON AVE
CINCINNATI OH 45209

CHEN JIA RONG & EMILY LU
3769 FERDINAND PL
CINCINNATI OH 45209

SHIFLEY EMILY T & MATTHEW
3769 MOUNT VERNON AVE
CINCINNATI OH 45209-2115

KOOB MARISSA
3772 ISABELLA AVE
CINCINNATI OH 45209

YOUNG RONALD V TR & MARILYN
3778 AYLESBORO AVE
CINCINNATI OH 45208

STUBBLEBINE SCOTT C
3778 ISABELLA AVE
CINCINNATI OH 45209

GOC REALCO LLC
3805 EDWARDS RD SUITE 680
CINCINNATI OH 45209

SHEA JOHN B III
381 RIVERBEND DR
LUDLOW KY 41016

ROSE DAVID S
3810 EILEEN DR
CINCINNATI OH 45209

KANANEN PETER L & KRISTA A
3815 EILEEN DR
CINCINNATI OH 45209-2012

CAC RENTALS #2 LLC
3816 EILEEN DR
CINCINNATI OH 45209

SFD COMPANY LLC
3818 DRAKEWOOD DR
CINCINNATI OH 45209

WHITE THOMAS D & NICOLE M
3820 EILLEEN DR
CINCINNATI OH 45209

BOLSER THEODORE
3821 EILEEN DR
CINCINNATI OH 45209

SHEETS CONNIE L
3824 DRAKE AVE
CINCINNATI OH 45209-2124

SEEMAN REBECCA S TR & DAVID H WOOD
TR
3826 EILEEN DR
CINCINNATI OH 45209

MCKAY ROBERT F & REBECCA D CO-
TRUSTEES
3827 DRAKEWOOD DRIVE
CINCINNATI OH 45209

ROSE ERIC LA & RACHEAEL BEHR
3827 PAXTON AVE 234
CINCINNATI OH 45209

WENKER ELIZABETH F TR
3828 DRAKE AVE
CINCINNATI OH 45209-2124

BUCHINO MARY ANN
3830 DRAKEWOOD DR
CINCINNATI OH 45209-2126

LAJEUNESSE MADELEINE
3830 EILEEN DR
CINCINNATI OH 45209

MCCONNELL ALLEN R
3831 DRAKEWOOD DR
CINCINNATI OH 45209

PHILPOT CHRIS & NANCY
3832 DRAKE AVE
CINCINNATI OH 45209

TROTTA MICHELLE
3833 DRAKE AVE
CINCINNATI OH 45209

VARGAS JOSE ALBERTO & ALINE
3834 DRAKEWOOD DR
CINCINNATI OH 45209-2126

SANTAGATA NICOLA & JESSICA
DICRIFTOFARO
3835 DRAKEWOOD DR
CINCINNATI OH 45209-2125

BRANNON JOHN M
3837 DRAKE
CINCINNATI OH 45209

GUSWEILER KEVIN
3838 DRAKEWOOD DR
CINCINNATI OH 45209

NICKELL DAVID JEFFREY & LENECA DEON
3839 DRAKEWOOD DR
CINCINNATI OH 45209

4430 RIDGE LLC
3839 MILLSBRAE AVE
CINCINNATI OH 45209

SMITH M KATHRYN
3842 DRAKEWOOD DR
CINCINNATI OH 45209

FAIRBANKS MARK K & AMANDA W
3843 DRAKEWOOD DR
CINCINNATI OH 45209

SIMMONS MARK R & REBEKAH A KARNS
3843 ISABELLA AVE
CINCINNATI OH 45209

SUBLETT EDWARD H & LAURA
3846 DRAKEWOOD DR
CINCINNATI OH 45209-2126

FINN BRYAN CHARLES & & AMY MARIE
3847 DRAKEWOOD DR
CINCINNATI OH 45209-2125

REASON MORGAN ELISE & KENTON
ROBERT
3847 ISABELLA AVE
CINCINNATI OH 45209

HEMM ASHLEY R
3850 DRAKEWOOD DR
CINCINNATI OH 45209

BOWERS PATRICIA ELLEN
3851 DRAKEWOOD DR
CINCINNATI OH 45209-2125

LAIN DARLENE
3851 ISABELLA AVE
CINCINNATI OH 45209

POOLE BRANDON DAVID
3853 ISABELLA AVE
CINCINNATI OH 45209

LEVINE JOELLE LUEBBERS
3855 DRAKEWOOD DR
CINCINNATI OH 45209-2125

BEDINGHAUS ROBERT C JR
3857 ISABELLA AVE
CINCINNATI OH 45209-2143

DAHM JOSEPH & SHANNON
3858 DRAKE AVE
CINCINNATI OH 45209

HELLER RYAN & CAROLYN
3858 DRAKEWOOD DR
CINCINNATI OH 45209

MCKIRNAN CHELSEA K
3859 DRAKEWOOD DR
CINCINNATI OH 45209

MILLER CHRISTOPHER B & CHRISTIAN A
3862 DRAKE AVE
CINCINNATI OH 45209-2124

MCCLARREN BENJAMIN
3862 DRAKEWOOD DR
CINCINNATI OH 45209

DEVONSHIRE ASHLEY LYNN & JOHN
EDWARD WOODS
3863 DRAKEWOOD DR
CINCINNATI OH 45209

TAYLOR JAMES W III & BADANES ANNE
3866 DRAKEWOOD DR
CINCINNATI OH 45209

HELLYER ABIGAIL C & CONNER L
3866 ISABELLA AVE
CINCINNATI OH 45209

DAY TRAN & CHRISTINA KAMMERER
3867 DRAKEWOOD DR
CINCINNATI OH 45209

POTTSCHMIDT WHITNEY H
3867 ISABELLA AVE
CINCINNATI OH 45209-2143

SCHMIDT BARRY & GRETCHEN BORDI
3867 MOUNT VERNON AVE
CINCINNATI OH 45209-2128

MARGELLO ALISON M
3868 ISABELLA AVE
CINCINNATI OH 45209-2127

KIMMELL R SCOTT
3868 MOUNT VERNON AVE
CINCINNATI OH 45209-2118

JACKSON NICKOLAS
3869 ISABELLA AVE
CINCINNATI OH 45209

KLETT MAXWELL D
3869 MOUNT VERNON AVE
CINCINNATI OH 45209

SCHIMIAN BILLIE JEAN
3870 DRAKEWOOD DR
CINCINNATI OH 45209-2126

VINCENT JILL E
3870 ISABELLA AVE
CINCINNATI OH 45209-2127

HUNTER ELIZABETH A TR
3871 DRAKEWOOD
CINCINNATI OH 45209

GREENE AMY
3871 ISABELLA AVE
CINCINNATI OH 45209

JANSZEN EMILY A & RYAN S
3872 ISABELLA AVE
CINCINNATI OH 45209

FREY MICHAEL
3873 ISABELLA AVE
CINCINNATI OH 45209

BENDER JAMES E
3874 DRAKEWOOD DR
CINCINNATI OH 45209-2126

DY GRACE
3874 ISABELLA AVE
CINCINNATI OH 45209

HAUSTERLING DEVELOPMENT GROUP LLC
3874 PAXTON AVE NO 9303
CINCINNATI OH 45209

KELLER AIMEE L
3875 DRAKEWOOD DR
CINCINNATI OH 45209-2125

ARTMAN DAN
3875 ISABELLA AVE
CINCINNATI OH 45209-2143

STIENS CHARLES & AMBER
3875 MOUNT VERNON AVE
CINCINNATI OH 45209

DEHN HALEIGH MARIE
3876 ISABELLA AVE
CINCINNATI OH 45209

BURNS DOUG I
3877 ISABELLA AVE
CINCINNATI OH 45209

SODD VINCENT
3877 MOUNT VERNON AVE
CINCINNATI OH 45209

HOLLMAYER AMY LYNN & THOMAS
ANDREW
3878 DRAKEWOOD DR
CINCINNATI OH 45209

WILSON ARON & SARRAH
3879 DRAKEWOOD DR
CINCINNATI OH 45209

BOGGS GARY L
3879 ISABELLA AVE
CINCINNATI OH 45209

FURBAY CHRISTIAN A
3879 MOUNT VERNON AVE
CINCINNATI OH 45209

THERST LLC
3880 ISABELLA AVE
CINCINNATI OH 45209

STEIGER PATRICK A
3881 ISABELLA AVE
CINCINNATI OH 45209

BARNES ASHLEY N & JORDAN D
3881 MT VERNON
CINCINNATI OH 45209

SIMONS LYNN A
3882 DRAKEWOOD DR
CINCINNATI OH 45209-2126

NEE DAVID & JOANNA LOUISE
3883 DRAKEWOOD DR
CINCINNATI OH 45209

SWITZER DOUGLAS L
3883 MT VERNON AVE
CINCINNATI OH 45209

WICKERHAM ANDREW D
3885 MT VERNON AVENUE
CINCINNATI OH 45209

RUTTKAY JONATHAN JAMES & KATHERINE
MARIE
3886 DRAKEWOOD DR
CINCINNATI OH 45209

KREITZER JEFFREY R
3887 DRAKEWOOD DR
CINCINNATI OH 45209-2125

STAGGENBORG LISA & FRED R YAEGER
3890 DRAKEWOOD DR
CINCINNATI OH 45209

COLE WALTER A & MARIA K THAMAN
3894 DRAKEWOOD DR
CINCINNATI OH 45209

RENSING DAVIS P
3895 ISABELLA AVE
CINCINNATI OH 45209

CERULLO MICHAEL A
3898 DRAKEWOOD DR
CINCINNATI OH 45209-2126

HEDLESTEN ROBERT TR
3905 BEECH AVE
CINCINNATI OH 45227

MAGAT KATHERINE & BRYAN JANISH
3905 ISABELLA AVE
CINCINNATI OH 45209

SINGER THOMAS J & ELIZABETH J
3909 ISABELLA AVE
CINCINNATI OH 45209-2113

GUNNING SUSAN M
3913 ISABELLA AVE
CINCINNATI OH 45209

BROWN ELLIS D
3945 PAXTON AVE
CINCINNATI OH 45209

UNITED DAIRY FARMERS INC
3955 MONTGOMERY RD
CINCINNATI OH 45212

ALLRED ELISE S & JONATHAN R
3998 GILMORE AVE
CINCINNATI OH 45209-2110

EDWARDS MARILYN B
3999 GILMORE AVE
CINCINNATI OH 45209-2109

CHIN TEUNG FOOK & KEYE FOOK CHIN
4000 GILMORE AVE
CINCINNATI OH 45209-1702

BAKER JAMES I
4002 GILMORE AVE
CINCINNATI OH 45209-1702

CHIN CHUCK HOWE & SEU EVE CHIN
4003 GILMORE AVE
CINCINNATI OH 45209-1701

RUSSELL RICHARD N & JUDITH
4004 GILMORE AVE
CINCINNATI OH 45209-1702

MENICHETTI MICHAEL
4005 GILMORE AVE
CINCINNATI OH 45209

CLINE BENJAMIN A
4008 GILMORE AVE
CINCINNATI OH 45209-1702

GREEN PASTURES INVESTMENTS LLC
4009 TREBOR DR
CINCINNATI OH 45236

ELFERS EILEEN
4010 TAYLOR AVE
CINCINNATI OH 45209

DWYER ANDREW R & LAURA E
4011 TAYLOR AVE
CINCINNATI OH 45209-1726

MCMAHON NEAL P & DANIEL B
4012 GILMORE AVE
CINCINNATI OH 45209

GOEDDE COREY & MADISON ELY
4012 TAYLOR AVE
CINCINNATI OH 45209

MORALES JONATHAN & LINDEN YEE
4014 TAYLOR AVE
CINCINNATI OH 45209

EMMERICH PAUL K SR
4015 TAYLOR AVE
CINCINNATI OH 45209

BARKER DALY KENDALE BLAIR
4018 TAYLOR AVE
CINCINNATI OH 45209

NEW JERUSALEM APOSTOLIC TEMPLE
4019 GILMORE AVE
CINCINNATI OH 45209

WHALEN JOYCE E
4021 GROVE AVE #1
CINCINNATI OH 45212-4035

KRIETEMEYER JEFFREY J & SHARON
4022 TAYLOR AVE
CINCINNATI OH 45209-1727

MUSGRAVE ANDREW J & ANA M
4024 TAYLOR AVE
CINCINNATI OH 45209

BERNERT JOHN S & BEVERLY A
4025 TAYLOR AVE
CINCINNATI OH 45209-1726

WETTERSTROEM ROBERT T & JENNIFER
SCHLOTNOM
4027 GILMORE AVE
CINCINNATI OH 45209

LOCKER NATHAN & ANNE RYCKBOST
4028 TAYLOR AVE
CINCINNATI OH 45209-1727

DWYER FREDERICK ROBERT & KATHLEEN A
4029 TAYLOR AVE
CINCINNATI OH 45209

SMITH GARY J & EILEEN M
4039 TAYLOR AVE
CINCINNATI OH 45209-1726

CARROLL WILLIAM G & KATHLEEN T
4041 TAYLOR AVE
CINCINNATI OH 45209-1726

SMITH BETH
4110 34TH AVE
CINCINNATI OH 45209

RIES GREGORY A TR & EVELYN M TR
4112 TAYLOR AVE
CINCINNATI OH 45209

CAMPBELL KENNETH E
4113 BALLARD AVE
CINCINNATI OH 45209-1719

MCGINNIS CARALINE
4114 34TH AVE
CINCINNATI OH 45209

BRINKMAN CATHERINE K
4114 BALLARD AVE
CINCINNATI OH 45209-1720

GOSHDIGIAN JAMES & KRISTIN M
4115 THIRTY THIRD AVE
CINCINNATI OH 45209

WHITE BRITTANY M
4117 33RD AVE
CINCINNATI OH 45209

FREEZE WILLIAM DAVID
4117 THIRTY FOURTH AVE
CINCINNATI OH 45209

CAMERON KYLE
4118 TAYLOR AVE
CINCINNATI OH 45209

OWENS SHARON J & TERRANCE
4118 THIRTY-FOURTH AVE
CINCINNATI OH 45209

WRIGHT ANDREW M
4118 THIRTY-THIRD AVE
CINCINNATI OH 45209

BALL DOUGLAS
4119 THIRTY-THIRD AVE
CINCINNATI OH 45209

CARROLL GERI
4120 BALLARD AVE
CINCINNATI OH 45209-1720

XIONG YING
4120 EILEEN DR
CINCINNATI OH 45209

PERRINO ANDY
4120 THIRTY-THIRD AVE
CINCINNATI OH 45209

FECK FAMILY REVOCABLE TRUST
4121 33RD AVE
CINCINNATI OH 45209

MAURER KIERA
4121 BALLARD AVE
CINCINNATI OH 45209

BOSSART CHARLES N JR & ELIZABETH B
4122 THIRTY FOURTH AVE
CINCINNATI OH 45209

PIZARRO NICOLAS D & MEGHAN BROWN
4123 34TH AVE
CINCINNATI OH 45209

TINSLEY STEPHANIE L & MICHAEL P
4124 33RD AVE
CINCINNATI OH 45209

GOEDDE SARAH J & ANDREW E JOHNSON
4125 BALLARD AVE
CINCINNATI OH 45209-1719

CLARK JOSHUA & JENNA
4126 BALLARD AVE
CINCINNATI OH 45209

SKILLMAN KAREN
4126 THIRTY-FOURTH AVE
CINCINNATI OH 45209

GZLZ LLC
4127 BALLARD AVE
CINCINNATI OH 45209

CALDWELL & CALDWELL PROPERTIES LLC
4131 TAYLOR AVE #13
CINCINNATI OH 45209

MCCRACKEN ELIZABETH E
4133 TAYLOR AVE 12
CINCINNATI OH 45209

SLOVIN MATTHEW JACOB
4135 TAYLOR AVE
CINCINNATI OH 45209

VOLLER ANNE M TR
4137 TAYLOR AVE UNIT 10
CINCINNATI OH 45209

BROWN JASON W
4139 TAYLOR AVE
CINCINNATI OH 45209

HANES TERESA L
4200 THIRTY-FOURTH AVE
CINCINNATI OH 45209

ONEAL JAMES L & DORIS J
4200 VERNE AVE
CINCINNATI OH 45209-1220

DEITERS STEPHEN D
4203 THIRTY-FOURTH AVE
CINCINNATI OH 45209

SCHIMMOELLER CORY
4204 34TH AVE
CINCINNATI OH 45209

STURWOLD MICHAEL J
4204 THIRTY THIRD AVE
CINCINNATI OH 45209

PARRAN DANIEL WOOD & CORBISELLO
GINA ROSE
4206 CAVOUR ST
CINCINNATI OH 45209

SHEFFIELD PROPERTIES LLC
4206 VERNE AVE
CINCINNATI OH 45209

NADERMANN DEANNA M TR & DANIEL C
RUPP TR
4208 34TH AVE
CINCINNATI OH 45209

HEMINGER AUSTIN R
4210 34TH ST
CINCINNATI OH 45209

YAGER CHRISTINA S
4210 VERNE AVE
CINCINNATI OH 45209-1220

WOELLERT PATRICIA A
4211 VERNE AVE
CINCINNATI OH 45209

FINK EDWARD THOMAS
4213 APPLETON ST
CINCINNATI OH 45209

WILSON ROSE & IVAN
4213 VERNE AVE
CINCINNATI OH 45209

ROSS JOHN C
4214 MARBURG AVE
CINCINNATI OH 45209

HERMES FRANZ JOSEF & KIMBERLY A
4214 THIRTY-FOURTH AVE
CINCINNATI OH 45209

SAM & ES PROPERTIES LLC
4215 VERNE AVE
CINCINNATI OH 45209

CARESS ROBERT A JR
4216 MARBURG AVE
CINCINNATI OH 45209

PARLATO PATRICIA A
4216 VERNE AVE
CINCINNATI OH 45209-1220

ALMAGUER TONY L & AMANDA R
4217 APPLETON ST
CINCINNATI OH 45209

JAMES TIMOTHY
4217 MARBURG AVE
CINCINNATI OH 45209

PHU VINCENT Q & VANCE Q
4217 VERNE AVE
CINCINNATI OH 45209

SIDERITS CAROLINE A
4219 APPLETON ST
CINCINNATI OH 45209

RUMPKE BENJAMIN R & KYLI SINGLER
4220 APPLETON ST
CINCINNATI OH 45209

PHILLIPS BRIAN M & TRACEY M
4220 MARBURG AVE
CINCINNATI OH 45209-1328

REICHLING TIMOTHY D & MAUREEN
4220 THIRTY-FOURTH AVE
CINCINNATI OH 45209

CLEVIDENCE ANNEMARIE GRACE & KYLE
BENNETT SWINGLE
4221 APPLETON ST
CINCINNATI OH 45209

ROGERS THOMAS N & SHELIA KISTNER
4222 BROWNWAY AVE
CINCINNATI OH 45209-1227

REEDER ROBERT C TR & NANCY L
4222 THIRTY-FOUR AVE
CINCINNATI OH 45209

KING SARAH A & WILLIAM J
4223 VERNE AVE
CINCINNATI OH 45209-1219

VANCE MICHAEL & AMANDA
4224 APPLETON ST
CINCINNATI OH 45209

WITHAM CHRISTOPHER M
4224 BROWNWAY AVE
CINCINNATI OH 45209

WEIN HANNA
4224 MARBURG AVE
CINCINNATI OH 45209

TRAN TRAM
4225 APPLETON AVE
CINCINNATI OH 45209-1203

DEJULIUS KATHRYN L
4225 VERNE AVE
CINCINNATI OH 45209

BEACH PATRICK
4226 APPLETON ST
CINCINNATI OH 45209

MOLLOHAN NATHAN & DEANA
4226 BROWNWAY AVE
CINCINNATI OH 45209

MCCORMICK SCOTT
4226 THIRTY-FOURTH AVE
CINCINNATI OH 45209

MUETHING JAMES LOUIS
4228 APPLETON ST
CINCINNATI OH 45209

KIRADJEIFF NORMAN
4228 BROWNWAY VENUE
CINCINNATI OH 45209

ZOELLNER JACK MICHAEL
4228 MARBURG AVE
CINCINNATI OH 45209

GUZMAN JOSE M
4229 APPLETON ST
CINCINNATI OH 45209

CINCINNATI MENNONITE FELLOWSHIP
4229 BROWNWAY AVE
CINCINNATI OH 45209-1226

MILLER LESLIE D
4230 APPLETON ST
CINCINNATI OH 45209-1204

EISNER SARAH J & MARK A MISALI
4230 BROWNWAY AVE
CINCINNATI OH 45209

HYDE PARK LAND LLC
4230 MARBURG AVE
CINCINNATI OH 45209

FUNK HUNTER S & PAMELA
4231 APPLETON ST
CINCINNATI OH 45209-1203

RILEY VALERIE Y
4231 BROWNWAY AVE
CINCINNATI OH 45209-1226

ANDERSON BENJAMIN
4232 MARBURG AVE
CINCINNATI OH 45209-1328

STUBBERS JOEY
4233 BROWNWAY
CINCINNATI OH 45209

MARTIN JOHN P
4233 MARBURG AVE
CINCINNATI OH 45209-1327

SIMPSON JEFFREY L
4235 BROWNWAY AVE
CINCINNATI OH 45209-1226

BANTEL SCOTT M & SARAH
4240 VERNE AVE
CINCINNATI OH 45209

EGH ENTERPRISES LLC
4241 MARBURG AVE
CINCINNATI OH 45209

FRANZESE ANTHONY L & TANYA SUZANNE
4268 VERNE AVE
CINCINNATI OH 45209

MAYER PAUL WILLIAM
4280 VERNE AVE
CINCINNATI OH 45209-1220

HEALY JAMES H & ELIZABETH MITCHELL
4300 34TH AVE
CINCINNATI OH 45209

WILSON TYLER EDWARD
4301 VERNE AVE
CINCINNATI OH 45209

MENTON SKYLAR
4303 VERNE AVE
CINCINNATI OH 45209

OSBORN ERIC & ERICA M LOCEY
4305 VERNE AVE
CINCINNATI OH 45209

BOOST 4129 LLC
4306 31ST AVE
CINCINNATI OH 45209

MCHENRY COLLEEN
4307 VERNE AVE
CINCINNATI OH 45209

TEPE TYLER & RYAN
4308 MARBURG AVE
CINCINNATI OH 45209

COX JOSHUA & MARY J
4314 BROWNWAY AVE
CINCINNATI OH 45209

BAR REAL ESTATE INVESTMENTS LLC
4318 ASHLAND AVE
CINCINNATI OH 45212

CREEKBAUM WILLIAM LOUIS JR
4319 BROWNWAY AVE
CINCINNATI OH 45209-1228

COX MALLORY N
4320 BROWNWAY AVE
CINCINNATI OH 45209-1229

SMALL ROBERT TYLER
4320 BROWNWAY AVE
CINCINNATI OH 45209

HABER ERICA & KENNETH M
4321 BROWNWAY AVE
CINCINNATI OH 45209

EVANS MARK & DANIELLE KOVAL
4323 BROWNWAY AVE
CINCINNATI OH 45209

CARROLL KATHLEEN M
4325 BROWNWAY AVE
CINCINNATI OH 45209-1228

TESTA WILLIAM J
4326 BROWNWAY AVE
CINCINNATI OH 45209

JANAKA FOURTH STREET LTD
4370 ERIE AVE
CINCINNATI OH 45227

SCHNEIDER HANNAH
4400 APPLETON ST
CINCINNATI OH 45209

EQUITY TRUST COMPANY CUSTODIAN FBO
ERIC PESCOVITZ
4413 BRAZEE ST 1ST FLOOR
CINCINNATI OH 45209

MIKONIS REGINA
4417 BRAZEE ST
CINCINNATI OH 45209-1244

GENNETT JOHN CHRISTIAN & JILLIA RANKIN
GENNETT
4421 BRAZEE ST
CINCINNATI OH 45209

RECTO MOLDED PRODUCTS INC
4425 APPLETON ST
CINCINNATI OH 45209

MCCARTNEY SCOTT A
4425 BRAZEE ST
CINCINNATI OH 45209

STEVENS ZACHARY SCOTT
4431 BRAZEE ST #1
CINCINNATI OH 45209

STAPLETON LIVING TRUST THE
4432 BRAZEE ST
CINCINNATI OH 45209

SCOTT DARRELL & SHEENAH M
4433 BRAZEE ST
CINCINNATI OH 45209

HOWARD WALLACE
4438 BRAZEE ST
CINCINNATI OH 45209

WARNER THOMAS R & JURATE RUBIKIENE
4443 BRAZEE ST
CINCINNATI OH 45209

STEINEMAN KRIS A
4445 BRAZEE ST
CINCINNATI OH 45209

SETO VENTURES LLC
4460 ORKNEY AVE
CINCINNATI OH 45209

MADISON AVENUE INVESTMENTS LLC &
3160 MADISON PARK
45 FAIRFIELD AVE STE 200
NEWPORT KY 41073

FIND A WAY INC
45 N 4TH ST STE 220
COLUMBUS OH 43215

CORNERSTONE OAKLEY LLC
4503 MARBURG AVE
CINCINNATI OH 45209

SIMPSON JAMES & LINDA
4511 ORKNEY AVE
CINCINNATI OH 45209-1127

BOWLING ANN
4523 ORKNEY AVE
CINCINNATI OH 45209

CRUZ RICKY C
4525 ORKNEY AVE
CINCINNATI OH 45209-1127

HOUSE RICHARD
4527 HECTOR AVE
CINCINNATI OH 45227

STRAYHORN GARY SR & JUDY BROWN
4527 ORKNEY AVE
CINCINNATI OH 45209

KELLER RANDALL
4529 ORKNEY AVE
CINCINNATI OH 45209-1127

ESTERLY WILLIAM & YARA
4536 GAINES MILL DR
SYLVANIA OH 43560

HEREDIA REALTY LLC
4536 GAINES MILL DR
SYLVANIA OH 43560

RUPP DEANNA M
4619 ERIE AVE
CINCINNATI OH 45227

DONER JOSEPH & ALISON
4744 COX SMITH RD
MASON OH 45040

JME HOUSE LLC
4800 COUNCIL ROCK LN
CINCINNATI OH 45243

RAAD HAIDER & ULA HAMDOON
4869 SHAGBARK CT
MASON OH 45040

HEIMANN TRENT E
490 E MCMILLAN ST
CINCINNATI OH 45206

BALTIMORE & OHIO RAILROAD
500 WATER ST
JACKSONVILLE FL 32202

BARGER KATELYN M
5003 BARNSBY LN
CINCINNATI OH 45244

STATE OF OHIO
505 S STATE ROUTE 741
LEBANON OH 45036

MLS REAL ESTATE LLC
5055 SHATTUC AVE
CINCINNATI OH 45208

AEM INVESTS LLC
509 BECKMAN ST
DAYTON OH 45410

FREITAG ALEX F & SARAH L WEINSTEIN
5143 ELMCREST LN
CINCINNATI OH 45242

2696 MADISON CINCINNATI LLC
515 HAMILTON ST SUITE 200
ALLENTOWN PA 18101

MADTREE HOUSE LLC
5164 KENNEDY AVE
CINCINNATI OH 45213

SHANNON GERALD & HEIDI H
5258 BAYBERRY DR
CINCINNATI OH 45242-8008

HAMAD JESSICA
5277 OLD BLUE ROCK RD
CINCINNATI OH 45247

2705 WILLARD AVE LLC
5291 AUTUMNWOOD DR
CINCINNATI OH 45242

GREGORY ROGER
5322 LILIBET CT
CINCINNATI OH 45238

J W DOYLE CONSTRUCTION LLC
5378 COX SMITH RD SUITE A
MASON OH 45040

DUKE ENERGY OHIO INC
550 TRYON ST PO BOX 1321
CHARLOTTE NC 28201

MBSAS LLC
555 WARDS CORNER RD
LOVELAND OH 45140

RE MARK J
5608 E KEMPER RD
CINCINNATI OH 45241-2143

WEBB WILLIAM H & HAZEL
5690 BUTLER WARREN RD
MASON OH 45040

DIAS MATTHEW
5700 GATEWAY BLVD #200
MASON OH 45040

RP2HAM LLC
5725 DRAGON WAY SUITE 224
CINCINNATI OH 45224

RICHARD AMY D
5770 GATEWAY BLVD STE 203
MASON OH 45040

MERZ MARK A & JEAN A
585 ABILENE TL
CINCINNATI OH 45215

REAGAN BRENDA C
5899 PADDINGTON RD
DAYTON OH 45459

3660 MICHIGAN LLC
5905 E GALBRAITH RD SUITE 4100
CINCINNATI OH 45236

MFM DRAKEWOOD LLC
5923 WOODMONT AVE
CINCINNATI OH 45213

BERGER STEPHEN W
5925 ROPES DR
CINCINNATI OH 45244

BASIL JAY
5941 NAPA WOODS WAY
NAPLES FL 34116

GILBERT ROCK II & MAGGIE RENEE
601 SOUTH WOODLAND ST
ORANGE CA 92869

4222 MARBURG AVENUE LLC
608 RIDGEVIEW LN
MAINEVILLE OH 45039

CAMPUS LANE APARTMENTS LLC
6102 CAMPUS LN
CINCINNATI OH 45230

3714 DRAKEWOOD DRIVE LLC
6139 CHARITY DR
CINCINNATI OH 45248

POIRIER JOHN F
621 MEHRING WAY ONE LTYLER PLACE
#1801
CINCINNATI OH 45202

KOLAKOWSKI ROBERT M & BEVERLY A
622 WALLACE AVE
BENSALEM PA 19020

DOOLEY BONNIE
6224 HILLSDALE LN
WEST CHESTER OH 45069

EPCKE WILLIAM R JR & JUDITH J
624 ROSE AVE
DES PLAINES IL 60016

RAH CINCY PROPERTIES LLC
6281 TRI RIDGE BLVD STE 180
LOVELAND OH 45140

GUNNING FAMILY PROPERTIES LLC
6355 E KEMPER RD STE 100
CINCINNATI OH 45241

BARBARO LLC
6355 EAST KEMPER RD SUITE 100
CINCINNATI OH 45241

BROOKFIELD LANE LLC
6355 KEMPER RD
CINCINNATI OH 45241

3D REALITY GROUP LLC
6356 MORRIS RD
HAMILTON OH 45011

TEARDROP HOLDINGS LLC
640 ALEXANDRIA PIKE
NEWPORT KY 41075

HUCULAK GERALD D & REIJA S
6437 MORROW ROSSBURG RD
MORROW OH 45152

MIAMI VALLEY LUTHERAN ASSN III INC
6445 FAR HILLS AVE
DAYTON OH 45459

PRCP-OHIO INVESTMENT I LLC
6485 CENTERVILLE BUSINESS PW
DAYTON OH 45459

HAINES ANNA DARLENE TR
6501 PARK LN
CINCINNATI OH 45227

AMDG ENTERPRISES LLC
6614 LEBANON ST
CINCINNATI OH 45216

BIG SIX REALTY LLC
6628 CASSIDY CT
CINCINNATI OH 45233

3653 SHAW LLC
670 AVON FIELDS LN
CINCINNATI OH 45229

DOWERS VICTOR L & SHIRLEY D
6936 MARBEV DR
CINCINNATI OH 45239

OAKLEY SQUARE INVESTMENT LLC
7000 GIVEN RUN
CINCINNATI OH 45243

3 E PROPERTIES LLC
713 MIAMI VIEW CT
LOVELAND OH 45140

ISABELLA PARTNERS LLC
7162 READING RD SUITE 730
CINCINNATI OH 45237

GATE 3100 LLC
7189 BEECHMONT AVE
CINCINNATI OH 45230

COTTERMAN TRAVIS A
7194 KNOLL RD
CINCINNATI OH 45237

GATE BRAZEE LANE LLC
7265 KENWOOD RD SUITE 111
CINCINNATI OH 45236

HEYMAN LYNNE C
7280 MEADOWBROOK DR
CINCINNATI OH 45237

EDEN ELIZABETH D
7290 E GALBRAITH RD
CINCINNATI OH 45243-1208

MAO SHU ZUOLUTIONS LLC
7351 MAR DEL DR
CINCINNATI OH 45243

SMITH KRISTIN D
7398 AIRY VIEW DR
MIDDLETOWN OH 45044

3320 BROTHERTON LLC
7425 IVY HILLS LN
CINCINNATI OH 45244

LWRENTAL LLC
751 MORGAN ST
CINCINNATI OH 45206

FRIMER SHARON M TR & DAVID FRIMER TR
7535 FERNWOOD DRIVE
CINCINNATI OH 45237

PANCERO TULLIS INVESTMENTS LTD
7565 KENWOOD RD SUITE 100
CINCINNATI OH 45236

JNZ1 LTD
7672 MONTGOMERY RD #305
CINCINNATI OH 45236

CMDMD LLC
7698 COLDSTREAM DR
CINCINNATI OH 45255

MORRIS INVESTMENT CO THE
7710 SHAWNEE RUN RD
CINCINNATI OH 45243

G & A PAXTON LLC
7736 GLEN EDEN LN
CINCINNATI OH 45244

DBJ ISABELLA LLC
7755 MONTGOMERY RD SUITE 190
CINCINNATI OH 45236

VRISHABHENDRA LEELA H & BENAK H
7760 HOPPER RD
CINCINNATI OH 45255

JACKSON DONNA R TR & JOHN S BEYER TR
7785 OYSTER BAY LN
CINCINNATI OH 45244

DELUXE NAIL SALON & SPA OF OAKLEY LLC
7835 CAMARGO RD
CINCINNATI OH 45243

PUBLIC LIBRARY OF CINTI & HAMILTON
COUNTY
800 VINE ST
CINCINNATI OH 45202

VISCIONE PAMELA J TR
805 IVY AVE
CINCINNATI OH 45246

MURDOCK JOAN TR
8088 CARNABY LN
CINCINNATI OH 45249

REDHAWK CAPITAL MANAGEMENT LLC
8153 NORTH MAIN ST
DAYTON OH 45415

DRAKE SOUTH LLC
820 STATE AVE
CINCINNATI OH 45204

TRI STAR DEVELOPMENT GROUP LTD
85 WEST PARK RD
DAYTON OH 45459

STALEY JOSHUA TYLER
8534 E KEMPER RD
CINCINNATI OH 45249

OAKLEY CHILD CARE III LLC
8600 GOVERNORS HILL DR SUITE 160
CINCINNATI OH 45249

DILLMAN SARAH
878 TWEED AVE
CINCINNATI OH 45226

UNITED A&A MIDWEST LLC
8790 KENWOOD RD
CINCINNATI OH 45242

OAKLEY FC LLC
8900 KEYSTONE CROSSING STE 1200
INDIANAPOLIS IN 46240

KROGER ALICIA MARIE VISSE & MARK
891 KENTON STATION RD
ALEXANDRIA KY 41001

FIELDS LINDA
9012 MORROW-WOODVILLE RD
PLEASANT PLAIN OH 45162

SEVEN PINES PROPERTIES LLC
9014 WHIMBREL WATCH LN UNIT 101
NAPLES FL 34109

HUNT VANESSA E
905 FIELDSTONE CT
MONROE OH 45050

REQUARDT DENNIS R & MARJORIE J
906 SURREY RIDGE DRIVE
CINCINNATI OH 45245

4211 BALLARD LLC
9100 CUMMINGS FARM LN
CINCINNATI OH 45242

KODIAK B LLC
920 WALLACE AVE
MILFORD OH 45150

ALLSTON PLACE LLC
931 PARADROME ST
CINCINNATI OH 45202

WP ROMANA LLC
9352 MAIN ST
CINCINNATI OH 45242

FINCHUM LILLIAN P & ETALS
94 BERKLEY DR APT 1004
MADISON TN 37115-5228

OAKLEY HOUSING PARTNERS LLC
941 N MERIDIAN ST
INDIANAPOLIS IN 46260 US

PRCP-OHIO II LLC
941 NORTH MERIDIAN ST
INDIANAPOLIS IN 46204

LDG INVESTMENTS LLC
9521 SHORT LINE CT
WEST CHESTER OH 45069

BIRDS ON A PERCH LLC
9637 SHOUP AVE
CHATSWORTH CA 91311

ROOKWOOD COURT LLC
9916 CARVER RD SUITE 103
CINCINNATI OH 45242

SUESS PARKER
C/O GUARDIAN SAVINGS BANK 2774 BLUE
ROCK ROAD
CINCINNATI OH 45239

3827 PAXTON AVENUE APARTMENTS
P O BOX 1368
CARLSBAD CA 92018

MICHIGAN RENTALS LLC
P O BOX 1598
FLORENCE KY 41022

ZAND PROPERTIES LLC
P O BOX 176474
FT MITCHELL KY 41017

WAGNER KAREN MARIE
P O BOX 38
PRIMGHAR IA 51245

4310 MARBURG AVENUE LLC
P O BOX 8118
CINCINNATI OH 45208

ICHIKAWA-BURTON PROPERTIES LLC
P O BOX 8305
CINCINNATI OH 45208

DTK PAXTON LLC
P O BOX 9628
CINCINNATI OH 45209

HYDE PARK NEIGHBORHOOD COUNCIL
P.O. BOX 8064
CINCINNATI, OH 45208

OAKLEY COMMUNITY COUNCIL
P.O. BOX 9244
CINCINNATI, OH 45209

WILLIAMS MARSHALL W
PO BOX 14754
CINCINNATI OH 45214

SOTERIA PROPERTIES III LLC
PO BOX 15134
CINCINNATI OH 45215

REGENCY CENTERS LP
PO BOX 2539
SAN ANTONIO TX 78299

JNM PROPERTIES LLC
PO BOX 43453
CINCINNATI OH 45243

SHANE JEWELL LEWIS
PO BOX 6357
CINCINNATI OH 45206

E ROTHENBERG SALES INC
PO BOX 8683
CINCINNATI OH 45208-0683

PRIME CAPITAL GROUP LLC
PO BOX 9303
CINCINNATI OH 45209

1627 ROCKHURST LLC
PO BOX 9847
CINCINNATI OH 45209