

**SUBJECT:** A report and recommendation on a proposed Notwithstanding Ordinance for relief from the ground floor transparency and signage standards in the Downtown Development (DD) zoning district for a building located at 50 W. 5<sup>th</sup> Street in the Central Business District.

**GENERAL INFORMATION:**

Location: 50 W. 5<sup>th</sup> Street, Cincinnati, OH 45202  
Owner: Fountain Place, LLC  
Owner's Address: 1203 Walnut Street, Cincinnati, OH 45202

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Application for a Notwithstanding Ordinance
- Exhibit C – Zoning Analysis

**BACKGROUND:**

Fountain Place, LLC, the applicant, is completing its conversion of the former Macy's-anchored Fountain Place at 50 W. 5<sup>th</sup> Street into a modern, mixed-use development. The project involves the conversion of the 3.5-story structure into roughly 150,000 square feet of office space, along with 35,000 square feet of street-level retail/restaurant space. The applicant proposes street-level restaurant space for Jeff Ruby's restaurant and cigar bar along Vine Street. An easement to use the space that fronts the property along Vine Street has been requested of the City of Cincinnati, the owner of the right-of-way.

Separate from the easement request, the applicant requests a Notwithstanding Ordinance for signage and to provide relief from the ground floor transparency requirement of the Zoning Code. The requested permission is notwithstanding provisions of Chapter 1411, "Downtown Development Districts," and any other applicable zoning regulations that would prevent the property's development as proposed, including, but not limited to, the transparency requirements set forth in Chapter 1411-21, "Ground Floor Transparency," and the signage requirements set forth in Chapter 1411-39, "Signs," of the Cincinnati Zoning Code.

**Ground Floor Transparency**

The proposed Notwithstanding Ordinance requests relief from Chapter 1411-21, "Ground Floor Transparency". The Cincinnati Zoning Code requires that a minimum of sixty percent of interior facades along exterior facades abutting a sidewalk be transparent. Transparent is defined as "open or enclosed by clear and non-reflecting glass or other material between the height of two feet and ten feet above the walkway grade that provides pedestrians on adjacent sidewalks an unobstructed view extending at least two feet into the building interior." The proposed outdoor dining area includes a cigar bar that is approximately 23-feet wide and approximately 14-feet deep. The cigar bar is proposed to have a solid wall facing Vine Street with no transparency.

**Signage**

In addition to the ground floor transparency relief, the proposed Notwithstanding Ordinance includes signage. The applicant has provided the comprehensive signage plan for 50 W. 5<sup>th</sup> Street for context; a total of twelve signs are proposed, seven of which are included in the proposed Notwithstanding

Ordinance (Exhibit B). Staff from the Department of City Planning and Engagement’s Zoning Division analyzed the proposed signage to determine if any variances were necessary (Exhibit C). The strict application of the Cincinnati Zoning Code would not permit the signage package as proposed. The proposed Notwithstanding Ordinance would allow for additional signage, larger signage, and signage above the roof line.

The following six signs are included in the proposed Notwithstanding Ordinance:

Name	Type	Quantity	Location
DMG1	Projecting	1	Race Street
DMG1	Projecting	2	W. 5 <sup>th</sup> Street
DMG2	Identification	1	Rooftop; Corner of Race and W. 5 <sup>th</sup> Streets
T2	Projecting	1	Race Street
R1	Projecting	1	Vine Street
R3	Wall	1	Vine Street

**ANALYSIS:**

The Department of City Planning and Engagement has generally taken a position to not support Notwithstanding Ordinances for land use decisions because they do not comply with the Cincinnati Zoning Code that the department is charged with developing and enforcing. However, Cincinnati Municipal Code Section 111-5 establishes a list of factors by which a City Council committee may consider a notwithstanding ordinance application. As such, the City Planning Commission shall consider the following when making a recommendation on notwithstanding ordinances to City Council:

- 1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

*The proposed Notwithstanding Ordinance will provide additional identification for the tenants of the mixed-use building in a commercial area. Additionally, the Notwithstanding Ordinance will provide relief from the ground floor transparency requirement for approximately 23 linear feet.*

- 2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

- (a) Providing a guide for the physical development of the city.

*Not applicable to this application.*

- (b) Preserving the character and quality of residential neighborhoods.

*Not applicable to this application.*

- (c) Fostering convenient, harmonious and workable relationships among land uses.

*The land uses surrounding the subject property are commercial. The proposed use is consistent with the surrounding land uses.*

- (d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

*The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plans" for further analysis).*

- (e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

*The proposed land use is permitted and consistent with surrounding land uses.*

- (f) Providing opportunities for economic development and new housing for all segments of the community.

*The conversion of the former Macy's-anchored Fountain Place at 50 W. 5<sup>th</sup> Street into a modern, mixed-use development is reinvigorating a key property in the center of downtown Cincinnati. It has provided opportunities for economic development as it has resulted in approximately 150,000 square feet of office space and 35,000 square feet of street-level retail/restaurant space; the building is fully leased. No housing is proposed as part of this project.*

- (g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

*While the relief from the transparency requirement does not lend itself to a pedestrian-friendly environment, the overall proposed outdoor dining and streetscape items adds to the overall vibrancy in the Fountain Square area.*

- (h) Preventing excessive population densities and overcrowding of land or buildings.

*The proposed Notwithstanding Ordinance would permit additional signage and relief from a ground floor transparency requirement. The use and density of the building are not in question.*

- (i) Ensuring the provision of adequate open space for light, air and fire safety.

*The proposed Notwithstanding Ordinance seeks relief from the ground floor transparency requirement. This limits the amount of natural light inside the building at that location but poses no safety threat. The owner will abide by the building code and fire regulations outlined in the Cincinnati Municipal Code.*

- (j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

*Not applicable to this application.*

- (k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

*Not applicable to this application.*

- (l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

*Not applicable to this application.*

- (m) Providing effective signage that is compatible with the surrounding urban environment.

*The proposed signage for the building is more than what is permitted in the zoning district. Strict enforcement of the Cincinnati Zoning Code would not permit the signage. The proposed signage is effective and was designed to complement and enhance the building design. The comprehensive signage package will create a cohesive visual experience.*

- (n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

*Not applicable to this application.*

### **PUBLIC COMMENT AND NOTIFICATION:**

Notice of the May 6, 2022 City Planning Commission meeting was sent to property owners within a 400-foot radius of the subject property, as well as the Downtown Residents Council. No correspondence has been received to-date.

### **CONSISTENCY WITH PLANS:**

*Plan Cincinnati (2012)*

The proposed Notwithstanding Ordinance is consistent with *Plan Cincinnati* in the Compete and Live Initiative Areas. Within the Compete Initiative Area, the proposal is consistent with the Strategy to “Target investment to geographic areas where there is already economic activity” (p. 115). The conversion of this building complements recent improvements made to Fountain Square directly across the street.

Within the Live Initiative Area, the proposed Notwithstanding Ordinance is consistent with the Goal to “Build a robust public life” (p. 149) and the Strategy to “Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (p. 150). 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). The proposed outdoor dining area activates a public space, creates a pedestrian-friendly environment, and brings vibrancy to the street life.

*Cincinnati 2000 Comprehensive Development Plan for Downtown (1986)*

The building conversion and proposed Notwithstanding Ordinance are consistent with the *Cincinnati 2000 Comprehensive Development Plan for Downtown* as the plan envisioned a strong and concentrated employment, retail, hotel, and entertainment center. The plan specifically identifies the west side of Vine Street, opposite Fountain Square, as a prime location for mixed use development (p. 21).

### **CONCLUSIONS:**

The proposed Notwithstanding Ordinance would permit signage and provide relief from a ground floor transparency requirement. The requested relief through the Notwithstanding Ordinance has been found to be reasonable since the proposed Notwithstanding Ordinance:

- Is consistent with surrounding land uses;
- Permits the usage of additional signage in the Downtown Development (DD) zoning district;
- Grants relief from the ground floor transparency requirements; and
- Is consistent with *Plan Cincinnati* (2012).

However, the Department of City Planning and Engagement has generally taken the position to not support Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing.

**RECOMMENDATION:**

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

**DENY** the proposed Notwithstanding Ordinance for relief from the ground floor transparency and signage standards in the Downtown Development (DD) zoning district for a building located at 50 W. 5<sup>th</sup> Street in the Central Business District.

- 1) The Department of City Planning and Engagement typically does not support Notwithstanding Ordinances for land use decisions because the ordinances do not comply with the zoning laws that the Department of City Planning and Engagement is charged with developing and enforcing.

If the City Planning Commission decides to recommend approval of the Notwithstanding Ordinance, the City Planning Commission should consider the following conditions:

- 1) The development and signage of 50 W. 5<sup>th</sup> Street must substantially comply with the plans submitted in Exhibit B; and
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code, DD, "Downtown Development," zoning district.

Respectfully submitted:



Stacey Hoffman, Senior City Planner  
Department of City Planning and Engagement

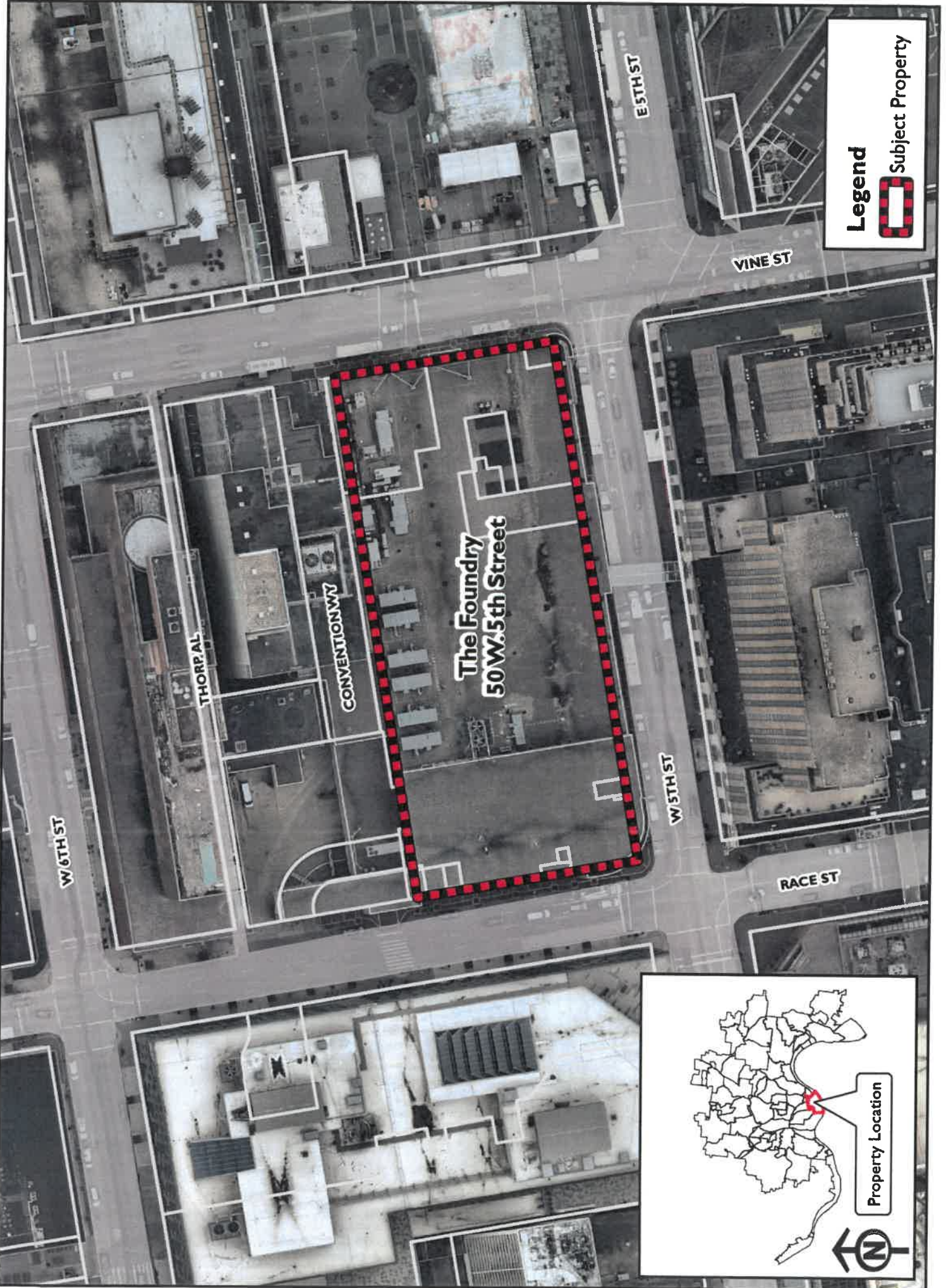
Approved:



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



# Proposed Notwithstanding Ordinance at 50 W. 5th Street in the Central Business District





805 CENTRAL AVE, SUITE 720  
 CINCINNATI OHIO 45202  
 P 513 352 3271  
 F 513 352 2579  
 WWW.CINCINNATI-OH.GOV  
 CAGIS.HAMILTON-CO.ORG

**Notwithstanding  
 Ordinance Application**

INITIALIZED BY

**Part A - Identification**


Subject Property Address (Please print in blue or black ink only) 50 W 5th St		
Applicant - Name (Print) Fountain Place LLC	Phone No 513-977-9047	E-mail Address chealy@3cdc.org
Street Number & Name 1203 Walnut St, Cincinnati OH 45202	City / State / Zip Code	Phone No / Fax No
Relationship of Applicant to Owner: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Attorney		
Property Owner - Name (Print) Fountain Place LLC	Phone No	E-mail Address
Street Number & Name 1203 Walnut St, Cincinnati OH 45202	City / State / Zip Code	Phone No / Fax No

**Part B - Submission Requirements (Please provide the following for a complete application)**

1. A copy of the zoning map showing the subject property. A copy may be obtained through the Zoning Administration by emailing [zoninginfo@cincinnati-oh.gov](mailto:zoninginfo@cincinnati-oh.gov) or by calling (513) 352-2430.
2. A written statement outlining all of the practical difficulties created by following existing legislative and administrative procedures.
3. Submit one (1) paper copy and one (1) digital copy of the application to the Director of City Planning at 805 Central Avenue, Suite 720, Cincinnati, Ohio 45202. Payment must be included with the application. (Payable to the City of Cincinnati)

**Part C - Authorization**

The applicant or agent undersigned does hereby certify that the information and statements given on the application, drawings, and inspections are to the best of their knowledge true and correct. The undersigned further certifies their authorization to grant consent to the inspection by employees of the City of Cincinnati of the described premises at any time when work on those premises is ongoing and hereby grants their consent.

Applicant's Signature  Date 4/14/22

**FOR OFFICE USE ONLY**

Reviewed By: \_\_\_\_\_ Processing Fee \_\_\_\_\_

City Planning Staff \_\_\_\_\_ Date Application Complete \_\_\_\_\_



Alex Peppers, AICP  
Supervising City Planner  
City of Cincinnati

April 12, 2022

Alex:

Fountain Place, LLC, is submitting the attached Notwithstanding Ordinance Application for 50 West Fifth Street, also known as the Foundry project, for an outdoor dining area on Vine Street for Jeff Ruby's as illustrated in the attached plans and renderings. This dining area includes such elements as an entrance marquee, a covered patio area, and a cigar bar wall.

This application also includes several tenant signs that require relief from Chapter 1411-39 of the Zoning Code. These signs are referred to by the following names in the attached documentation:

- DMG1 (three signs of this type all require the same relief)
- DMG2
- T2
- R1
- R3

Enclosed are renderings and drawings to illustrate the locations, dimensions, and appearance of these items.

Without the Notwithstanding Ordinance, these elements would require multiple separate approvals for zoning variances. The Notwithstanding Ordinance consolidates these applications into one comprehensive request. This approach also allows the Planning Commission to review the proposed signage and streetscape elements more holistically. Further, by expediting the review process, the façade and streetscape can be completed more quickly and minimize future construction disruptions in this busy and prominent area of downtown.

This exciting project is a catalyst for economic development and an opportunity to reinvigorate a key property in the heart of downtown across from Fountain Square. The office space is now fully leased, including 162,000 square feet for Divisions Maintenance Group which is moving its headquarters to Cincinnati from Kentucky. The items in this request are integral to the success of this building and its tenants.

Thank you for your consideration.

Sincerely,

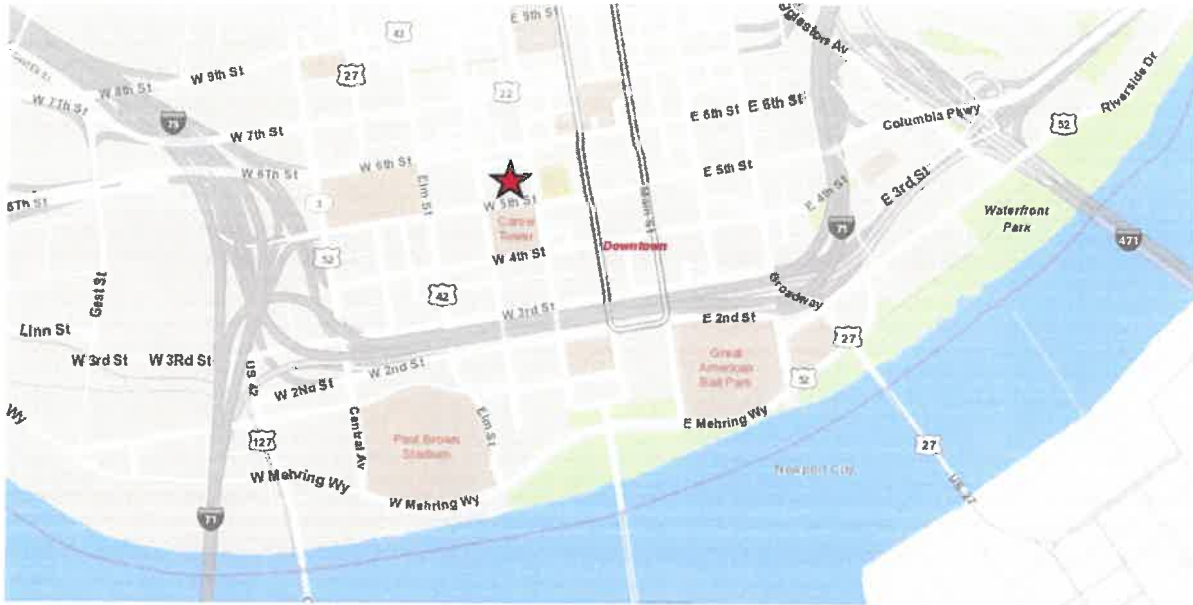
*Katie Westbrook*

Development Director

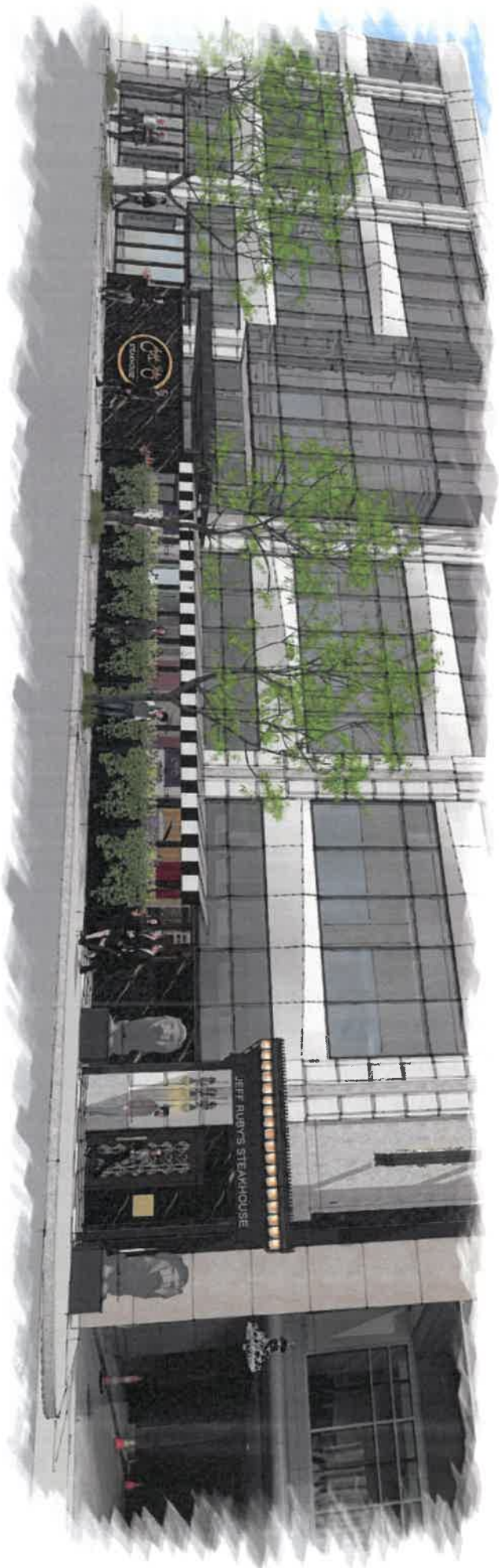


ZONING MAP – 50 W 5<sup>th</sup> St

Property is in the DD zone.



**Jeff Ruby's Patio**



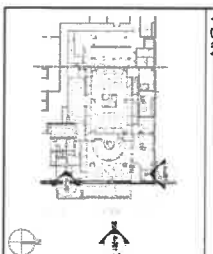
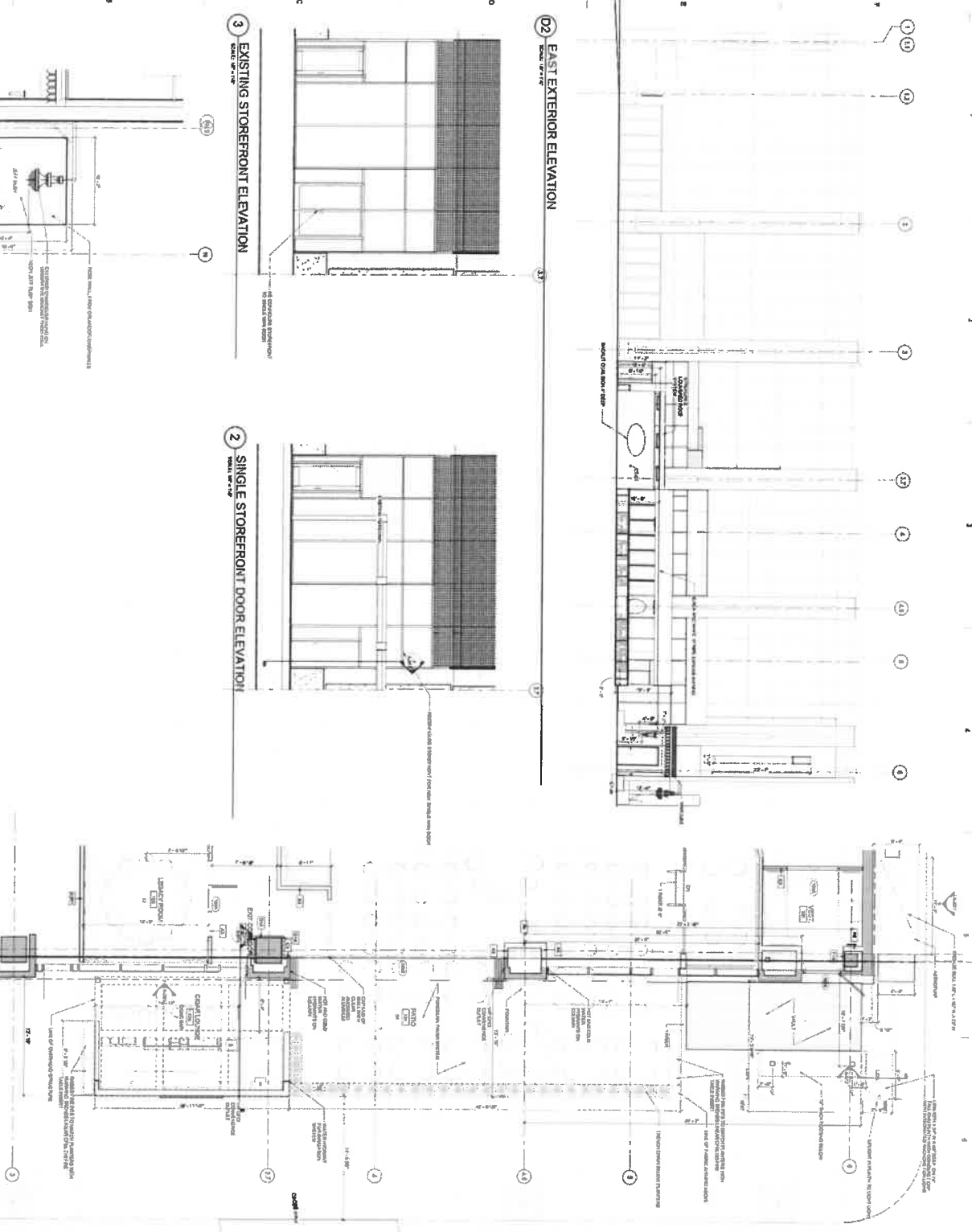
KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH



1. SEE PLAN FOR EXTERIOR ELEVATION KEY  
 2. SEE PLAN FOR EXTERIOR ELEVATION KEY  
 3. SEE PLAN FOR EXTERIOR ELEVATION KEY  
 4. SEE PLAN FOR EXTERIOR ELEVATION KEY

EXTERIOR ELEVATIONS SHEET  
 KEYNOTES

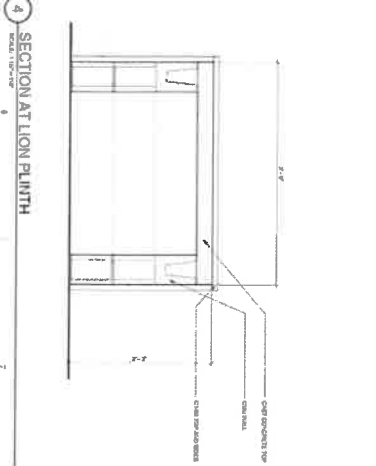
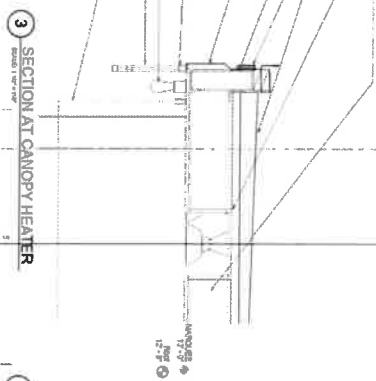
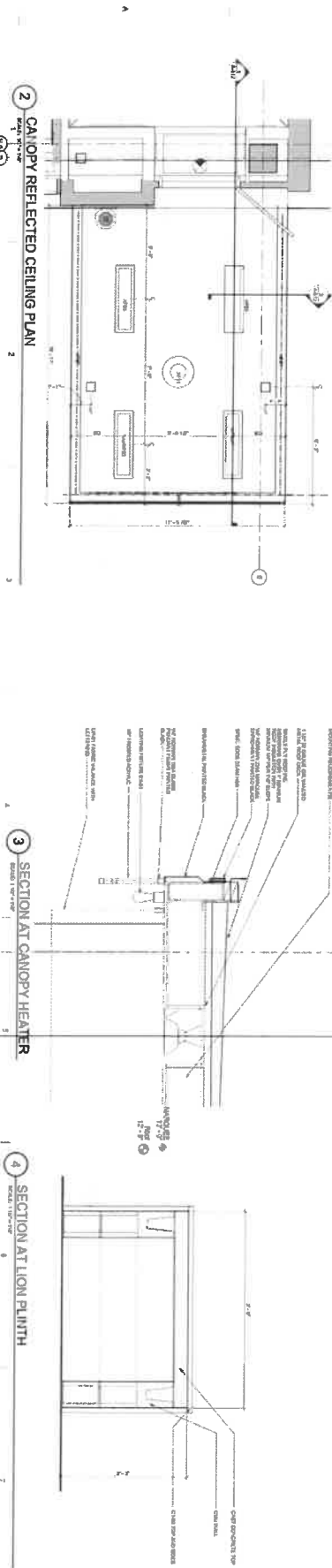
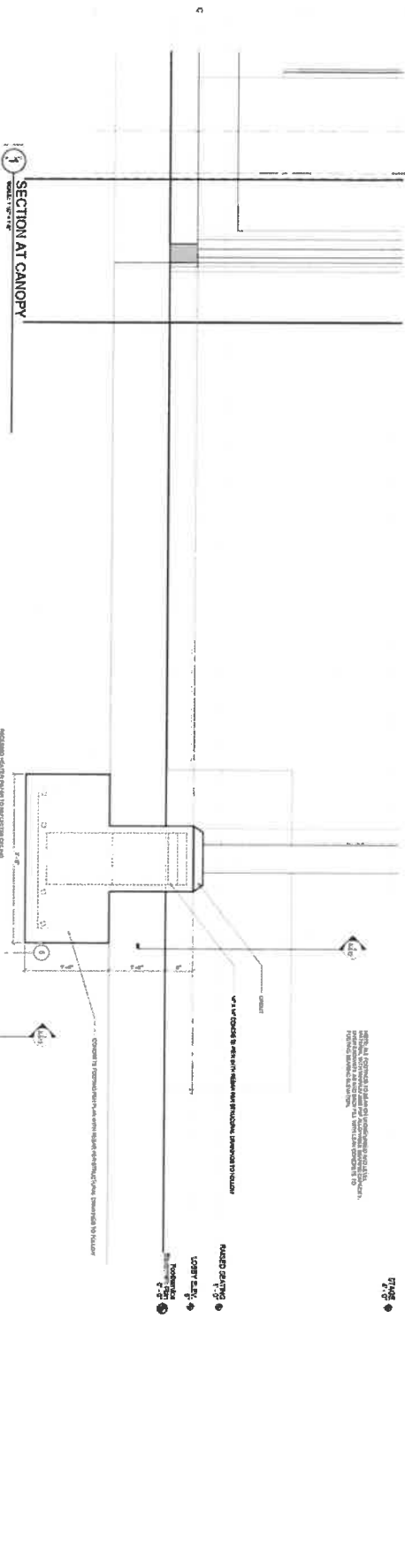
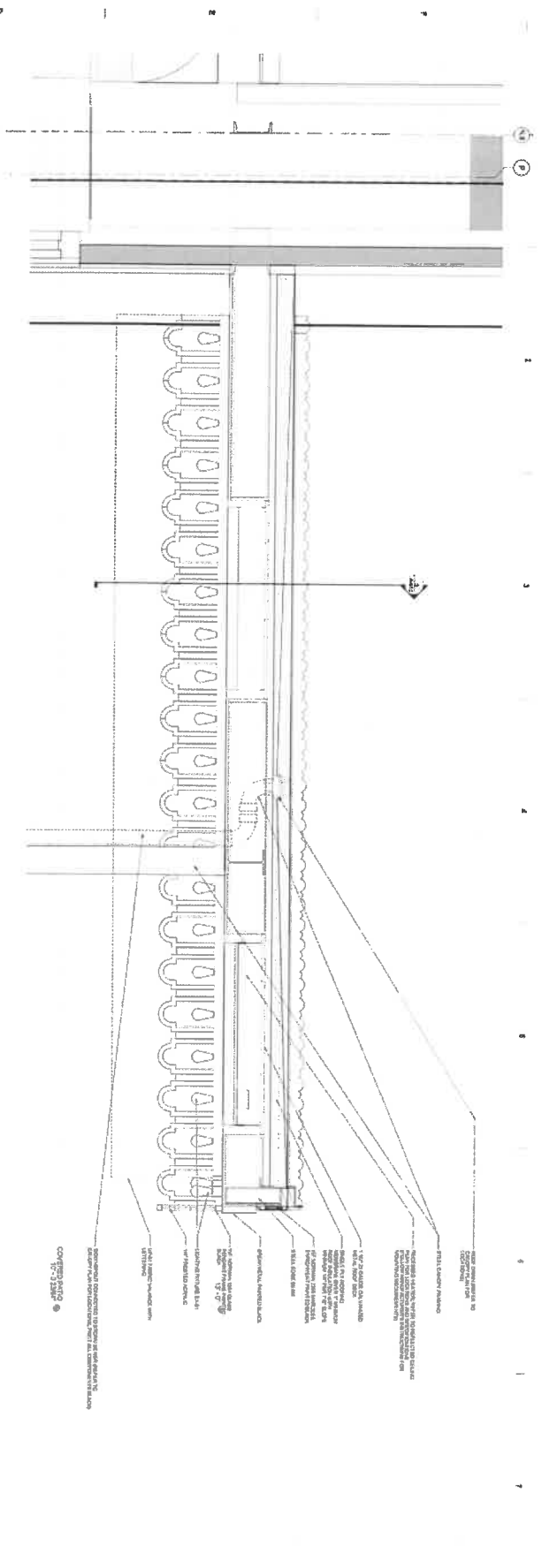


EXTERIOR ELEVATIONS KEY  
 PLAN

PROJECT	JEFF RUBY STEAKHOUSE CINCINNATI
ARCHITECT	KNAUER ARCHITECTS
DATE	10/20/2017
SCALE	AS SHOWN
NOTES	SEE PLAN FOR EXTERIOR ELEVATION KEY



PROJECT	JEFF RUBY STEAKHOUSE CINCINNATI
ARCHITECT	KNAUER ARCHITECTS
DATE	10/20/2017
SCALE	AS SHOWN
NOTES	SEE PLAN FOR EXTERIOR ELEVATION KEY



PROJECT NO.	1000 N. 10TH ST.
OWNER	JEFF RUBY STEAKHOUSE
ARCHITECT	BEAN ARCHITECTS
DATE	11/12/14
SCALE	AS SHOWN
DESCRIPTION	EXTERIOR ARCHITECTURAL DETAILS
REVISIONS	

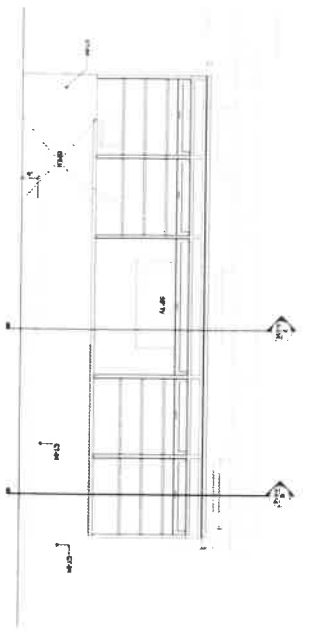
**JEFF RUBY STEAKHOUSE CINCINNATI**

ARCHITECTURAL DETAILS

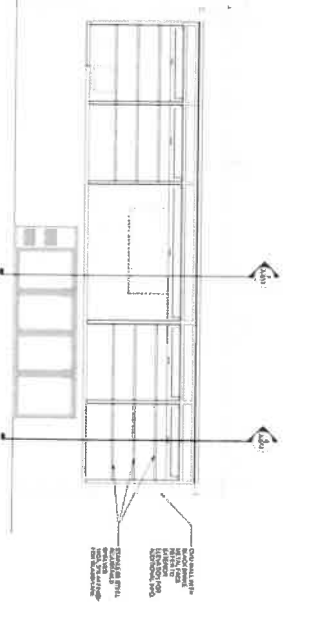
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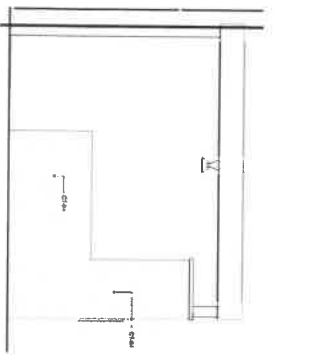




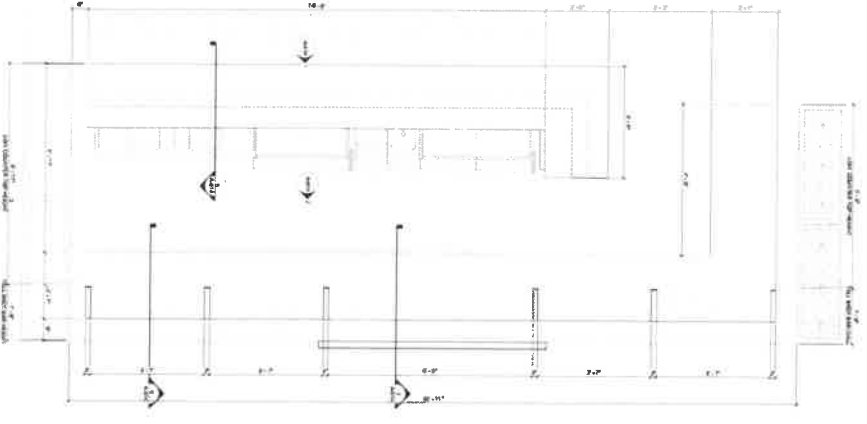
1 CIGAR BAR ELEVATION  
 SCALE: 1/8" = 1'-0"



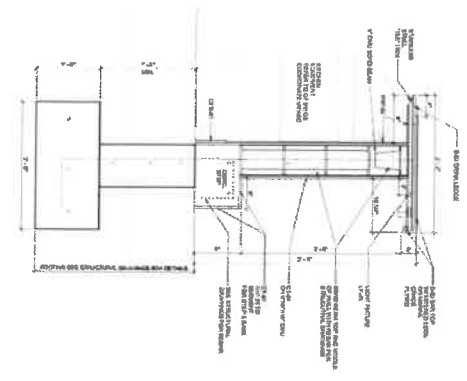
2 CIGAR BAR BACK BAR ELEVATION  
 SCALE: 3/4" = 1'-0"



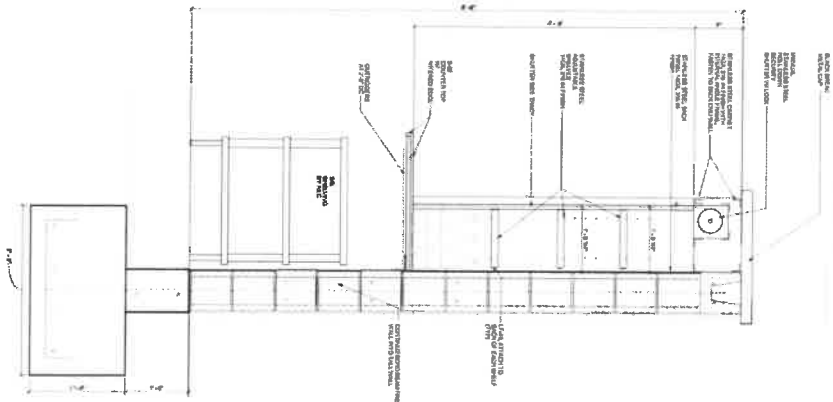
3 SIDE ELEVATION OF BAR  
 SCALE: 3/4" = 1'-0"



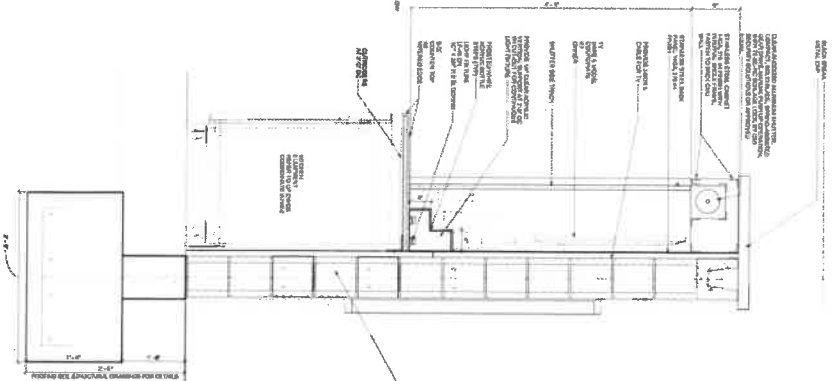
4 ENLARGED CIGAR BAR PLAN  
 SCALE: 3/4" = 1'-0"



5 SECTION AT BAR  
 SCALE: 3/4" = 1'-0"



6 SECTION AT EXTERIOR BACK BAR  
 SCALE: 3/4" = 1'-0"



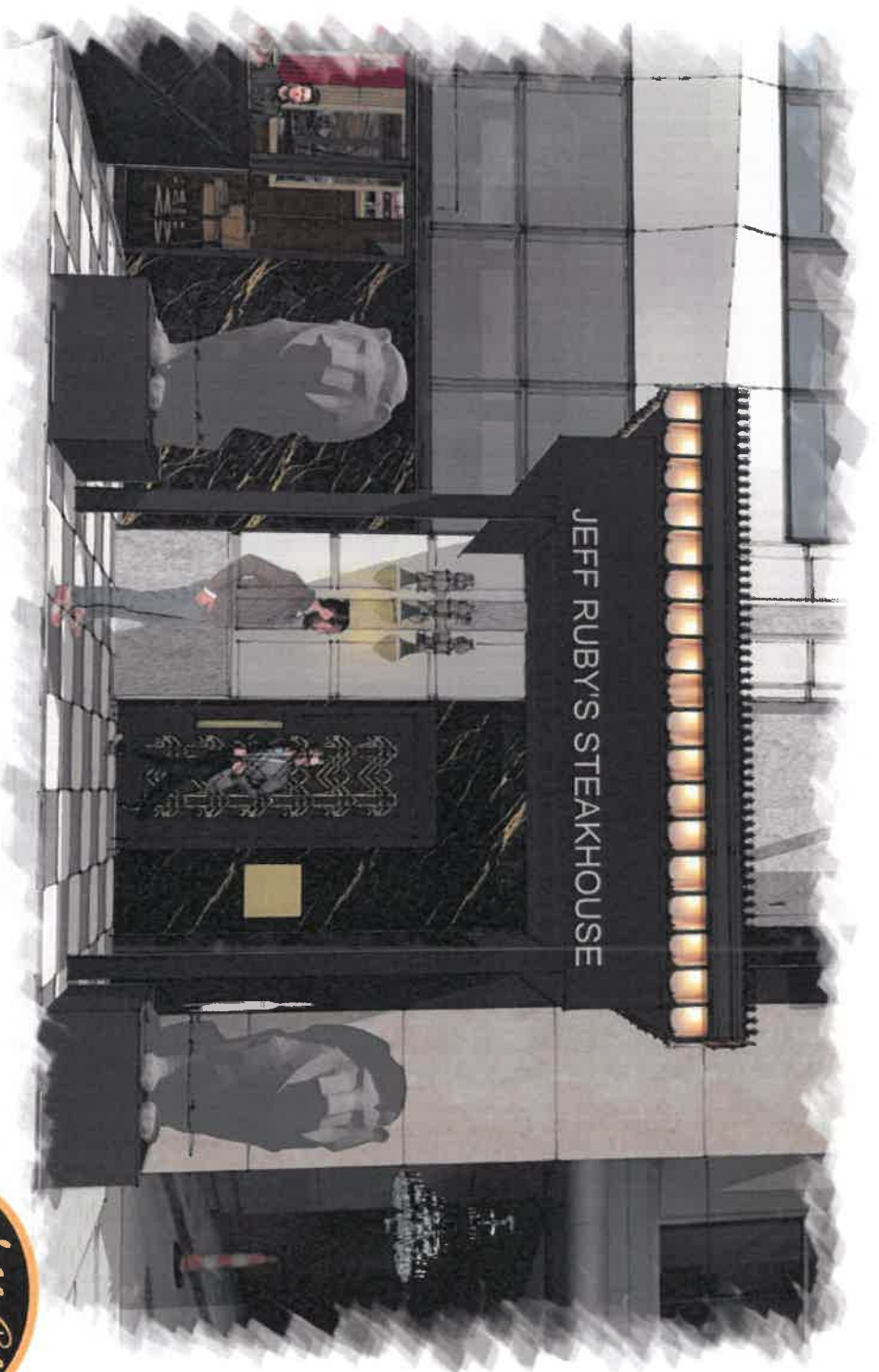
7 SECTION AT EXTERIOR BACK BAR 2  
 SCALE: 3/4" = 1'-0"



JEFF RUBY  
 STEAKHOUSE  
 CINCINNATI

PROJECT NO. 10000  
 SHEET NO. A-514  
 DATE: 08/15/14  
 DRAWN BY: J. RUBY  
 CHECKED BY: J. RUBY  
 APPROVED BY: J. RUBY

A-514



# KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH







# KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH

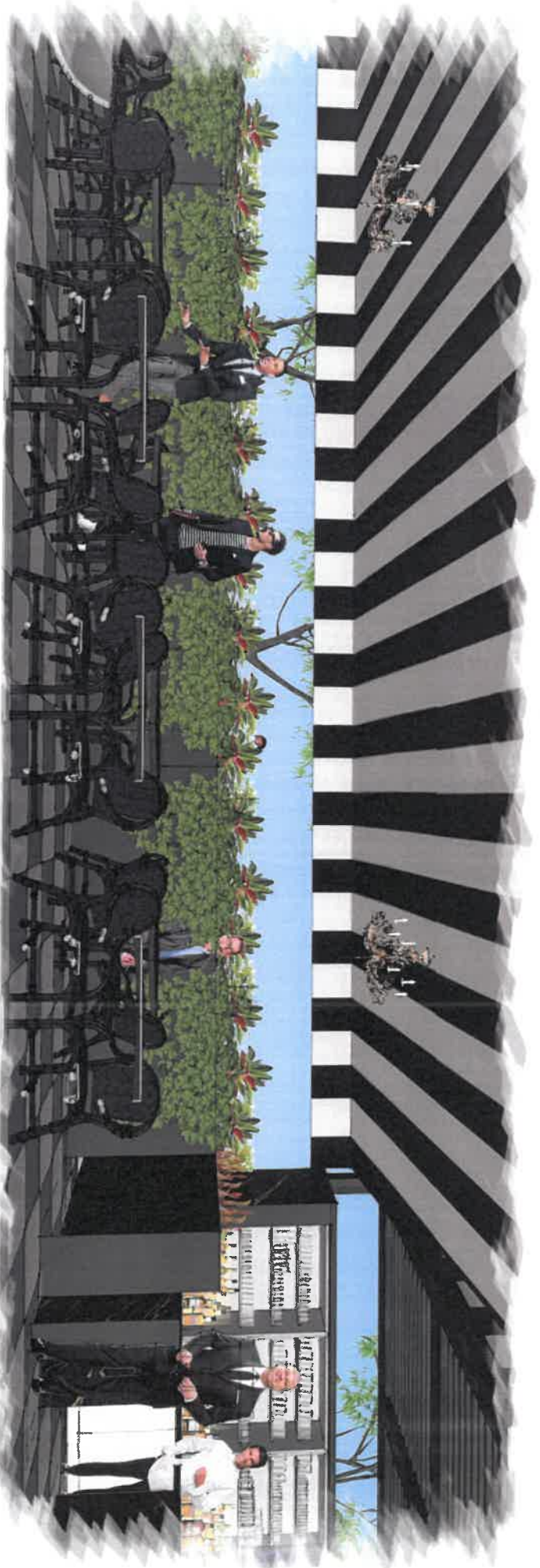




KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH



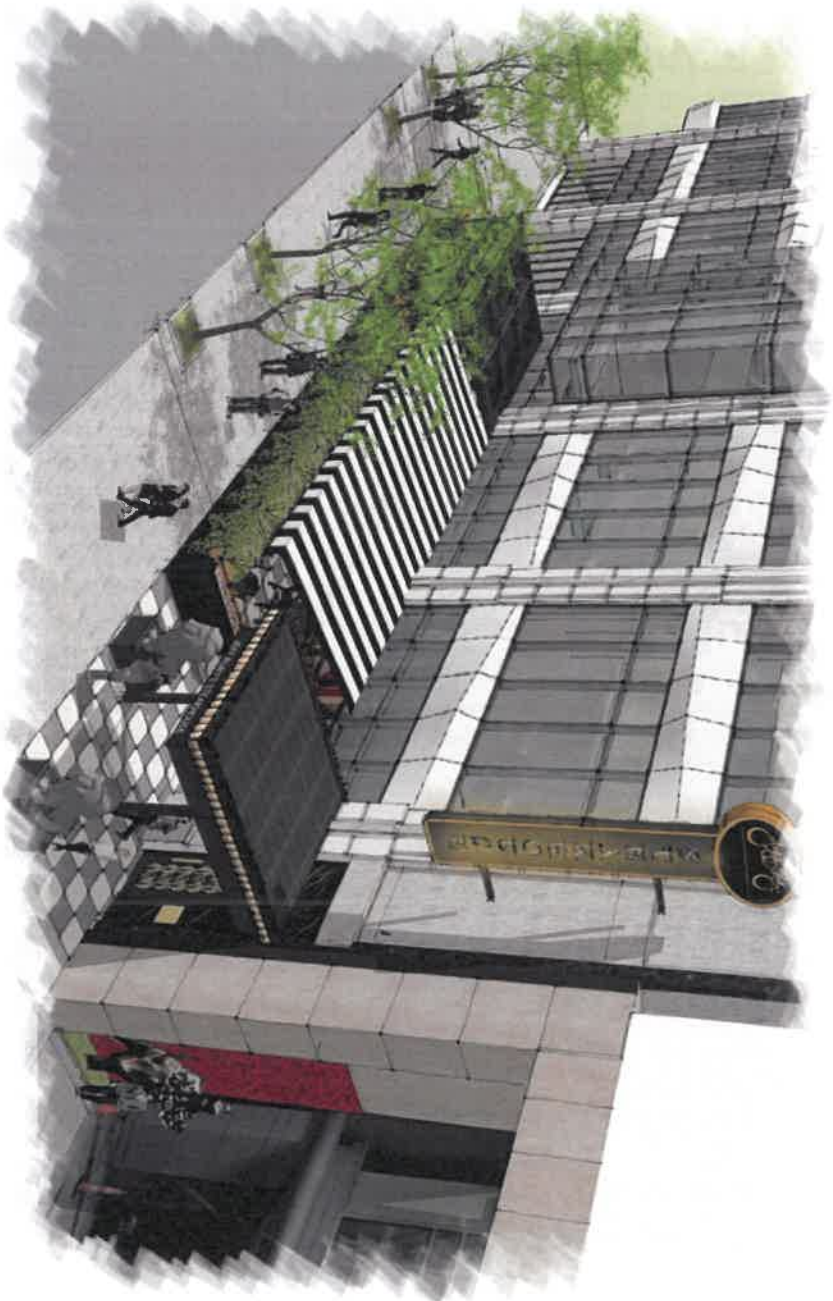




KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH



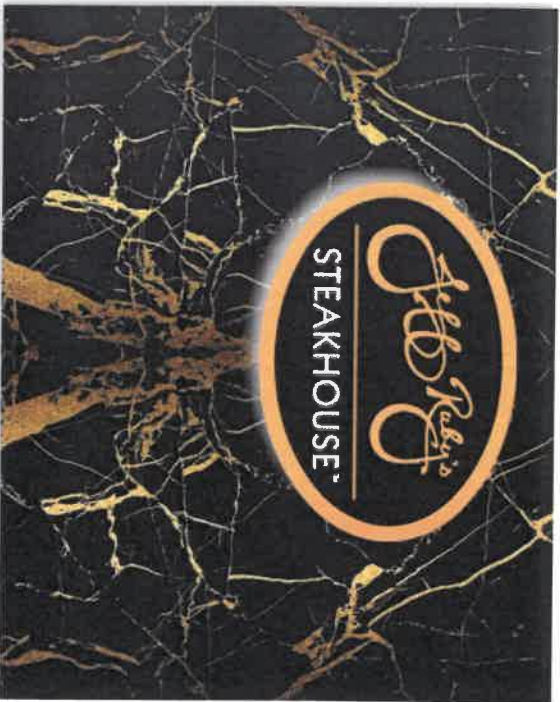


# KNAUFER

Jeff Ruby's Steakhouse | Cincinnati OH







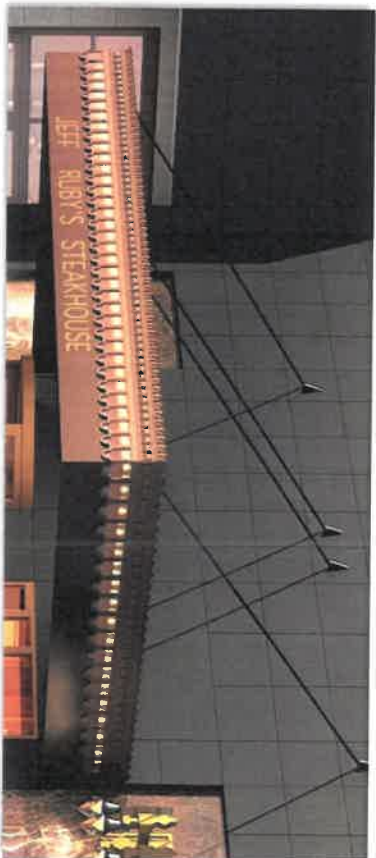
**Mid-America**  
 Black Portoro  
 Porcelain Wall Panel  
 CT-04



Bronze Lions 60"L x 24"W x 60" H

**KNAUFER**

Jeff Ruby's Steakhouse | Cincinnati OH



Marquee

Rose wall  
[orlandofflowerwalls.com](http://orlandofflowerwalls.com)

Bronze Bull  
 120"L x 65"W x 73" H

Astro turf

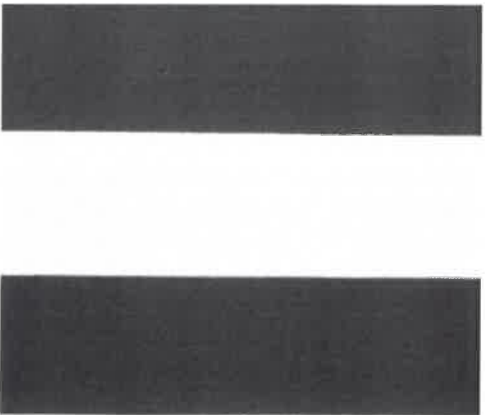


EXTERIOR



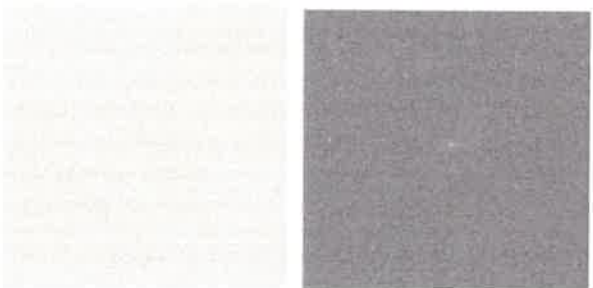
Blade Sign





**Canvas Awning**  
Black and White stripe

**Kronos**  
**Monobromatic**  
24" x 24" Basalt and  
Bone checkerboard



**RH**  
20"x20"x40" Rectangular Planters  
24"x24"x24" Square Planters  
Powder Coated Steel  
Iron Finish  
Boxwood Hedge + Globe Boxwood

**KNAUER**

OUTDOOR DINING SEATING  
Jeff Ruby's Steakhouse | Cincinnati OH



## **Foundry Signage Plans and Renderings**

**Note: this package reflects all the signs planned for the Foundry project, including some signs that do not require zoning relief. The purpose of this is to provide Planning Commission and City Council as much contextual information as possible. Signs that do require zoning relief are identified on the next page.**



PROJECT ARCHITECT  
232 E. 8th St.  
Cincinnati, OH 45202-2217  
1-800-888-8888  
BBN.COM



CONSULTANTS  
3CDC  
CHANNING CONSULTANTS  
CONSTRUCTION CONSULTANTS

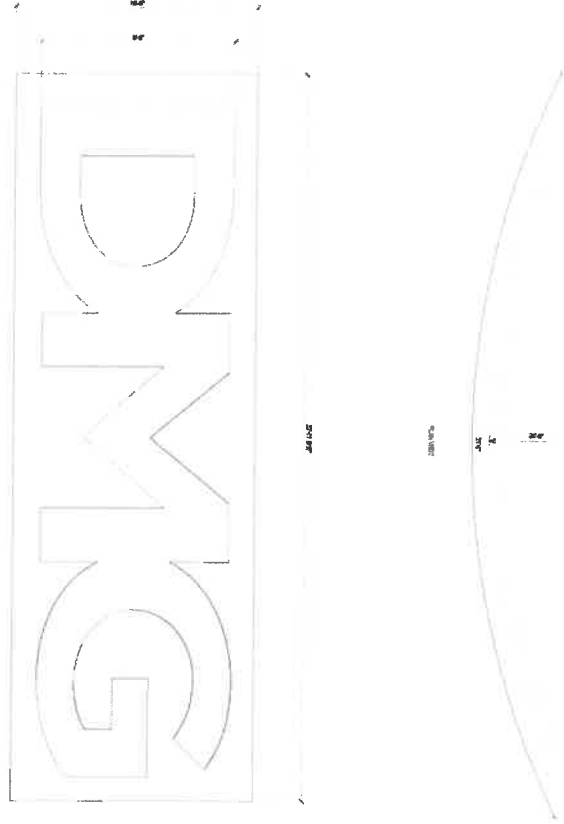
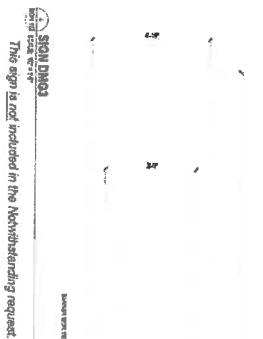
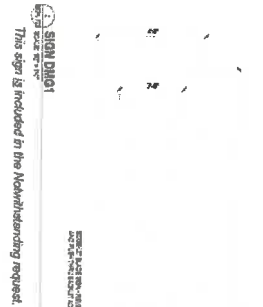
OWNER  
3CDC  
7700 Winton St., 4th Floor  
Cincinnati, OH 45240  
913.887.4200

CONSTRUCTION MANAGER  
MESSER CONSTRUCTION CO.  
4000 W. Winton Ave.  
Cincinnati, OH 45223  
513.472.2900

STRUCTURAL ENGINEER  
THP LIMITED, INC.  
700 E. BIRNHAM ST.  
CINCINNATI, OH 45203  
513.541.4322

ADDD VISUAL  
WORK  
2424 HICKORY RD. SUITE 100  
CARROLLTON, TX 75006  
972.393.3700

THE FOUNDRY 150 West Fifth St. Cincinnati, OH 45202



**SIGN 103**

JOB NUMBER  
14314

DRAWING TITLE  
SIGNAGE  
SCALE

DRAWING BOSE  
LEVEL 1

03/01/22





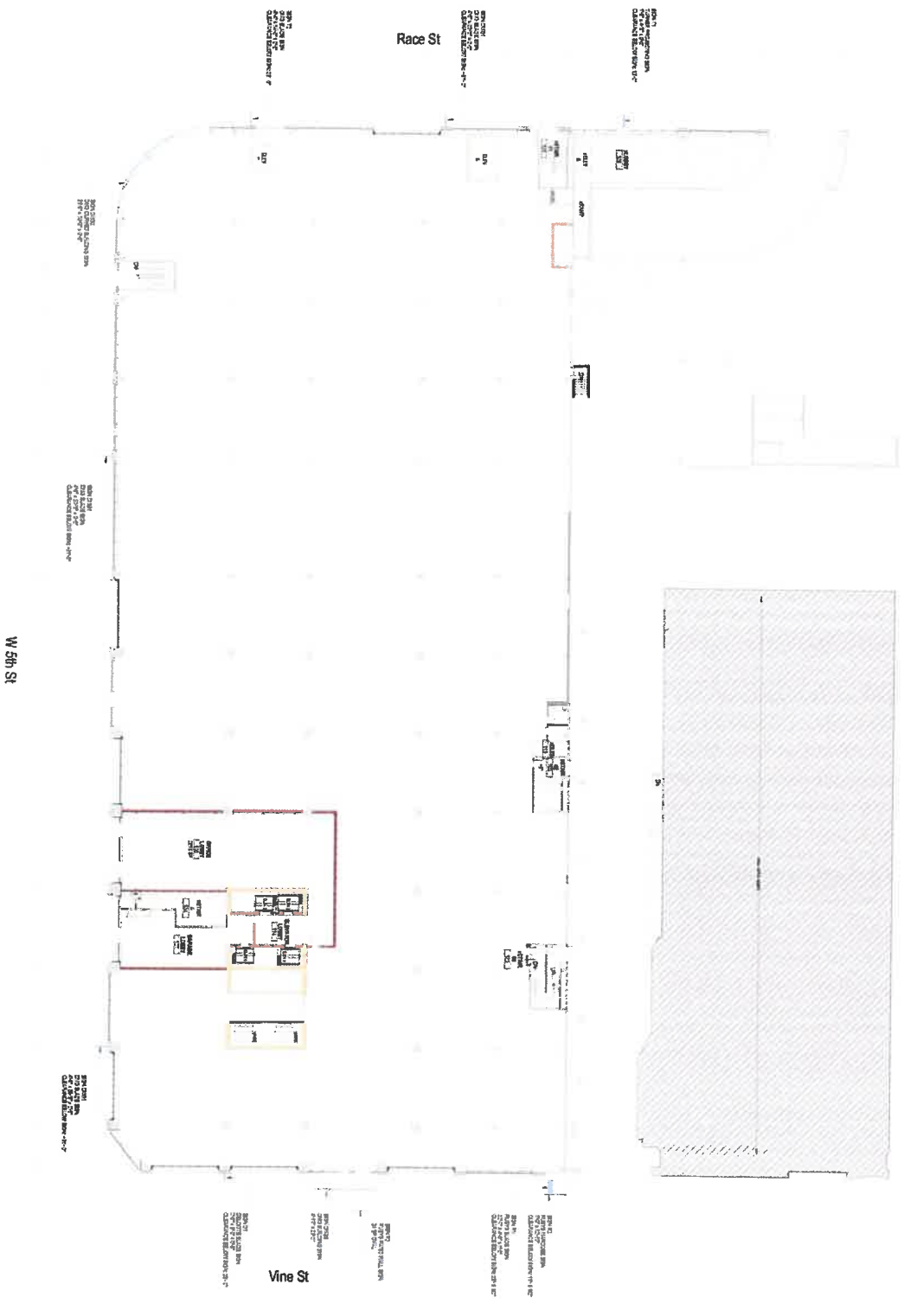
SOUTHEAST VIEW OF FOUNDRY





SOUTHWEST VIEW OF FOUNDRY

**BUILDING SIGNAGE PLAN**



**PROJECT ARCHITECT**  
 322 E. 9th St.  
 Cincinnati, OH 45202-2217  
 513.421.4200  
 gbbn.com



**CONSULTANTS**  
 OWNER  
 1200 Walnut St. 4th Floor  
 Cincinnati, OH 45202  
 513.421.4200

**CONSTRUCTION MANAGER**  
 HESS & CO. CONSTRUCTION CO.  
 465 S. MAIN ST. 2ND FLOOR  
 CINCINNATI, OH 45203  
 513.572.5000

**STRUCTURAL ENGINEER**  
 TWP LIMITED, INC.  
 100 E. BIRCH ST.  
 CINCINNATI, OH 45202  
 513.571.7500

**AUDIO VISUAL**  
 WALSH  
 2424 HANCOCK RD. SUITE 200  
 CINCINNATI, OH 45204  
 972-924-3700

**DRAWING ISSUE**

**LEVEL 1**

**DRAWING TITLE**

**SIGNAGE PLAN**

**SCALE**

**JOB NUMBERS**

14314

**SIGN 101**

02/01/22



**PROJECT ARCHITECT**  
 322 E. 9th St.  
 Cincinnati, OH 45202  
 513.471.4400  
 gbrn.com



**3CDC**  
 CINCINNATI CENTER CITY  
 DEVELOPMENT CORPORATION

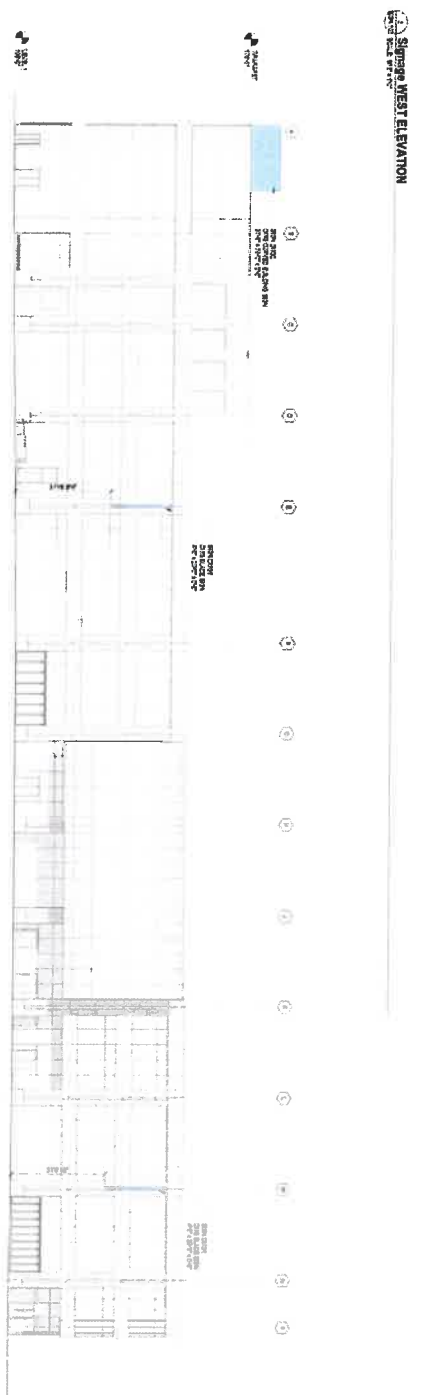
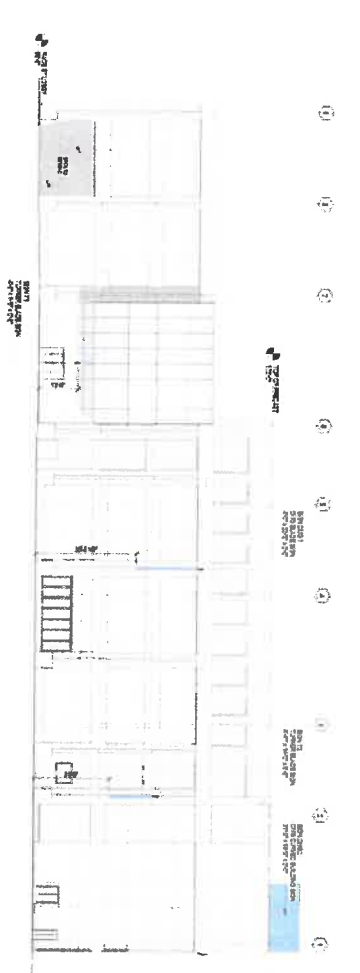
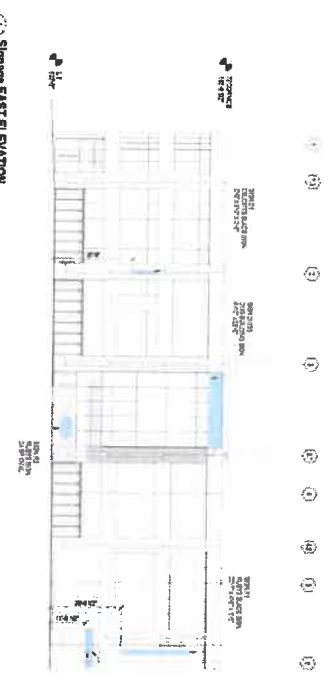
**CONSULTANTS**

**OWNER**  
 3CDC  
 1705 Walnut St. 4th Floor  
 Cincinnati, OH 45202  
 513.471.4400

**CONSTRUCTION MANAGER**  
 KESSER CONSTRUCTION CO.  
 4400 W. WILSON AVE  
 CINCINNATI, OH 45209  
 513.472.5000

**STRUCTURAL ENGINEER**  
 TWP LIMITED, INC  
 100 E. BRIGHT ST  
 CINCINNATI, OH 45202  
 513.501.4322

**ARCHITECT**  
 ZATA ARCHITECT P.C.  
 2424 WASHINGTON RD. SUITE 2006  
 CARROLLTON, TX 75006  
 972.594.3700



**DRAWING ISSUE**  
 LEVEL 1

**DRAWING TITLE**  
 BUILDING ELEVATION  
 SIGNAGE

**SCALE**

**JOB NUMBER**  
 14314

**SIGN 102**  
 03/01/22

Zoning Analysis of Proposed Signage Package  
50 W. 5th Street

Sign	Type	Width Proposed	Length Proposed	Width Permitted	Length Permitted	Variance Needed	Location	Description
T1	Projecting	1' 6"	4' 6"	3' 6"	8'	None	Race Street	Turner Projecting Sign
DMG1	Projecting	4' 6"	20' 6"	3' 6"	8'	1' x 12' 6"	Race Street	DMG Blade Sign
T2	Projecting	4' 4"	14'	3' 6"	8'	8" x 6'	Race Street	DMG Blade Sign
DMG2	Identification	3' 1"	10'			Roof top not permitted	Rooftop; Corner of Race and W. 5th Streets	DMG Curved Building Sign
DMG1	Projecting	4' 6"	20' 6"	3' 6"	8'	1' x 12' 6"	W. 5th Street	DMG Blade Sign
DMG1	Projecting	4' 6"	20' 6"	3' 6"	8'	1' x 12' 6"	W. 5th Street	DMG Blade Sign
D1	Projecting	2'	8'	3' 6"	8'	None	Vine Street	Deloitte Blade Sign
DMG3	Wall	25'	4' 10"			None	Vine Street	DMG Building Sign
R3	Wall	7' 5.25"	4'	Horizontal limits of the premise	3' 6"	6"	Vine Street	Jeff Ruby's Patio Wall Sign
R1	Projecting	4' 6"	22' 7"	3' 6"	8'	1' x 16' 7"	Vine Street	Jeff Ruby's Blade Sign
R2	Awning	1'	12'			None	Vine Street	Jeff Ruby's Marquee Sign
Neon Sign	Wall	8"	3"	Horizontal limits of the premise	3' 6"	None	Convention Way	Neon Jeff Ruby's Sign



84.51 HQ BUILDING COMPANY LLC  
100 W 5TH ST  
CINCINNATI, OH 45202

CAREW REALTY INC  
441 VINE ST, #3900  
CINCINNATI, OH 45202

FIFTH THIRD BANK  
38 FOUNTAIN SQ  
CINCINNATI, OH 45263

HUNTINGTON CENTER  
CINCINNATI REALTY LP  
ONE WORLD TRADE CENTER, SUITE 83G  
NEW YORK, NY 10038

OTR HOLDINGS INC  
1203 WALNUT ST 4TH FLOOR  
CINCINNATI, OH 45202

DOWNTOWN RESIDENTS COUNCIL  
P.O. BOX 868  
CINCINNATI, OH 45201

14 E 4TH LLC  
14 EAST FOURTH ST  
CINCINNATI, OH 45202

4TH & RACE ST INVESTMENTS LLC  
21 S ALEX RD  
MIAMISBURG, OH 45342

501 GRAYDON LOFTS LLC  
15 WEST 4TH ST, #409  
CINCINNATI, OH 45202

601 VINE HOTEL LLC  
601 VINE ST  
CINCINNATI, OH 45202

613 RACE LLC  
2550 WOODBURN AVE  
CINCINNATI, OH 45206

ACG MERCHANTS LLC  
3005 DIXIE HWY  
COVINGTON, KY 41017

ALLEN, JONATHAN  
417 VINE ST, #402  
CINCINNATI, OH 45202

ANSTETT, LYNN  
26 E 6TH ST, #202  
CINCINNATI, OH 45202

BAM REALTY GROUP LLC  
3094 MADISON RD  
CINCINNATI, OH 45209

BEACHLER, CRAIG  
26 E 6TH ST, #702  
CINCINNATI, OH 45202

BEERING, JAMES WALTER TR  
26 E 6TH ST, #201  
CINCINNATI, OH 45202

BOEDECKER, GEORGE  
7990 POPLAR CREEK RD  
NASHVILLE, TN 37221

BOILEAU, VINCENT  
& MARINE RZOTKIEWICZ  
417 VINE ST, #302  
CINCINNATI, OH 45202

BRAY, BRANDON & SARA  
417 VINE ST, #202  
CINCINNATI, OH 45202

BUGG, KEVIN &  
TRACI ROSE BUGG TR  
26 E 6TH ST, #602  
CINCINNATI, OH 45202

CINCINNATI FIFTH STREET HOTEL LLC  
ONE RAVINIA DR, #1600  
ATLANTA, GA 30346

CINCINNATI TERRACE ASSOCIATES LLC  
3958 D BROWN PARK DR  
HILLIARD, OH 43026

CITYVIEW EQUITIES INC  
165 PARKROW 21 B  
NEW YORK, NY 10038

CLARK, JANICE & JERRY  
26 E 6TH ST, #404  
CINCINNATI, OH 45202

DE GOES, PLINIO & JANETTE  
417 VINE STREET, #601  
CINCINNATI, OH 45202

DEBLASIO, ANTHONY  
& KATHRYN HOLLSTEGGE  
3327 ARROW AVE  
CINCINNATI, OH 45213

END, ELIZABETH  
26 E 6TH ST, #605  
CINCINNATI, OH 45202

ENSON REALTY INC  
605 N WAYNE AVE  
CINCINNATI, OH 45215

FDP CINCINNATI LLC  
P O BOX 12070  
DALLAS, TX 75225

FLETCHER, JOHN & DONNA  
4223 PEPPERMILL LN  
CINCINNATI, OH 45242

FOURTH NATIONAL REALTY LLC  
2199 VICTORY PW  
CINCINNATI, OH 45206

GREENBERG, ANNE  
26 E 6TH ST, #303  
CINCINNATI, OH 45202

HANEY, JAMES  
26 E 6TH ST, #504  
CINCINNATI, OH 45202

HERR, JOSEPH  
26 E 6TH ST, #302  
CINCINNATI, OH 45202

HERTZ CENTER AT 600 VINE LLC  
600 VINE ST, #1912  
CINCINNATI, OH 45202

HESKAMP, ERICA TR  
26 E 6TH ST, #803  
CINCINNATI, OH 45202

IGEL, ROBERT  
26 E 6TH ST, #601  
CINCINNATI, OH 45202

INGALLS HOTEL LLC  
5113 PIPER STATION DR, #300  
CHARLOTTE, NC 28277

JANSEN, JILL  
26 E 6TH ST, #205  
CINCINNATI, OH 45202

JENSEN, SHANNON  
417 VINE ST, #201  
CINCINNATI, OH 45202

KAIT, RICHARD  
417 VINE ST, #403  
CINCINNATI, OH 45202

LEVIN, ARON & MARGI  
1951 WILARAY TR  
CINCINNATI, OH 45230

MABLEY PLACE GARAGE LLC @3  
8880 W SUNSET RD, SUITE 210  
LAS VEGAS, NV 89148

MACKIE, IAN  
417 VINE ST, #502  
CINCINNATI, OH 45202

MAISLIN, CONTESSA  
417 VINE ST, #602  
CINCINNATI, OH 45202

MILLER, MATTHEW  
26 E 6TH ST  
CINCINNATI, OH 45202

MOJAVE HOLDING LLC  
SUITE 271 US 42  
FLORENCE, KY 41042

MR INC  
5437 BLUESKY DR  
CINCINNATI, OH 45247

MURRAY, JOSEPH & DEBRA  
417 VINE ST, #301  
CINCINNATI, OH 45202

NAVARRO, CARLOS  
407 VINE ST, #297  
CINCINNATI, OH 45202

NEERGAARD, ARTHUR  
226 EAST 6TH ST, #701  
CINCINNATI, OH 45202

NEW BABA PROPERTIES LLC  
26 E 6TH ST  
CINCINNATI, OH 45202

OBELISK LLC  
1009 HULBERT AVE  
CINCINNATI, OH 45214

OLJ LLC  
P O BOX 1573  
NEWPORT, KY 41072-1573

PATEL, ROSHEN  
26 E 6TH ST, #304  
CINCINNATI, OH 45202

PEET, KELLY TR  
26 E 6TH ST, #301  
CINCINNATI, OH 45202

PORT OF GREATER CINCINNATI  
DEVELOPMENT AUTHORITY  
3 E FOURTH ST, SUITE 300  
CINCINNATI, OH 45202

POYER, JULIE  
26 E 6TH ST, #405  
CINCINNATI, OH 45202

RAMSTETTER, PHILIP JR  
26 E 6TH ST, #204  
CINCINNATI, OH 45202



ROBERTSON, BARRY & JUDITH  
26 E 6TH ST, #401  
CINCINNATI, OH 45202

ROLFES, GREGORY  
417 VINE ST, #503  
CINCINNATI, OH 45202

SCHRODER, WILLIAM  
26 E 6TH ST, #403  
CINCINNATI, OH 45202

SIPPERLEY, SALLY  
26 E 6TH ST, #505  
CINCINNATI, OH 45202

SNOW, STEVEN & TOBE  
417 VINE ST, #501  
CINCINNATI, OH 45202

STEWART, ANIELIA & ZACHARY  
417 VINE ST, #203  
CINCINNATI, OH 45202

STIMSON, DAVID  
26 E 6TH ST  
CINCINNATI, OH 45202

STOKES, FABIAN & TONYA  
26 E 6TH ST, #502  
CINCINNATI, OH 45202

THE CINCINNATI ATHLETIC CLUB  
111 SHILLITO PL  
CINCINNATI, OH 45202

THOBE, EMILY  
417 VINE ST, #204  
CINCINNATI, OH 45202

VICTA, FRANCIS & MARIA TANYA  
26 E 6TH ST, #801  
CINCINNATI, OH 45202

WARNING, TIMOTHY & ALISON  
8075 SILKYRIDER CT  
CINCINNATI, OH 45249

WILSON, JACOB  
26 E 6TH ST, #402  
CINCINNATI, OH 45202

WOLFORD, JAMES & AMY  
250 MARQUETTE AVE 11TH FL  
MINNEAPOLIS, MN 55401

ZIMMERMANN, AMY TR  
4733 HAMPTON POND RD  
MASON, OH 45040