

Honorable City Planning Commission
Cincinnati, Ohio

September 4, 2020

SUBJECT: A report and recommendation on a proposed zone change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) located at 841 Lincoln Avenue in Walnut Hills.

GENERAL INFORMATION:

Location: 841 Lincoln Avenue, Cincinnati, OH 45206
Petitioner: Meghan Nowland, Cincinnati Birth Center
Petitioner's Address: 841 Lincoln Avenue, Cincinnati, OH 45206

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A – Location Map
- Exhibit B – Zone Change Application, Legal Description, and Plat
- Exhibit C – Building Plans Submitted to Coordinated Site Review
- Exhibit D – Coordinated Site Review Letter
- Exhibit E – Letter from Walnut Hills Area Council

BACKGROUND:

The petitioner, Meghan Nowland, is requesting a zone change at 841 Lincoln Avenue in Walnut Hills from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) to facilitate the opening and operation of the Cincinnati Birth Center. The area to be rezoned is approximately 0.37 acres, of which approximately 0.16 acres is located within the public right-of-way. The property is situated at the corner of Lincoln Avenue and Melrose Avenue with Martin Luther King Jr. Drive to the north, Gilbert Avenue to the east., and I-71 to the west.

The subject property consists of a large, single-family home that was constructed in the 1890s and has approximately 4,300 square feet of finished space. The property is currently zoned RMX (Residential Mixed). The RMX zone is primarily a residential zone with a mix of lot sizes and house types at moderate intensities, typically with one to three dwelling units. The proposed zone is RM-0.7 (Residential Multi-family). This district is the most intense residential zoning district and typically may consist of tall, multi-family or condominium structures. Some small-scale public and non-residential uses on the ground floor in a mixed-use building on an arterial street may be allowed with specific limitations.

ADJACENT LAND USE AND ZONING:

The proposed zone change is for a single parcel that is currently zoned Residential Mixed (RMX) as shown on the attached map (Exhibit A). The existing zoning and land use surrounding the subject properties are as follows:

North: Residential Multi-family (RM-0.7) – small scale residential multi-family (1-3 units)
East: Residential Mixed (RMX) – small scale residential multi-family (1-3 units)
South: Residential Mixed (RMX) – residential multi-family
West: Residential Mixed (RMX) – vacant

PROPOSED DEVELOPMENT:

The proposed zone change would facilitate the opening and operation of the Cincinnati Birth Center in Walnut Hills. A birth center provides a home-like environment with a whole-person approach to pregnancy and birth. This use would be classified as a medical service or clinic.

The petitioner proposes to use the entire building for the birth center. No exterior changes to the building are proposed. An ADA accessible entrance will be added to the rear of the building and the existing driveway will be designated to handicapped use. The existing first floor bathroom will be converted to an ADA accessible bathroom. The proposed building plans have been included for your reference (Exhibit C).

If approved, the Cincinnati Birth Center will be the only freestanding birth center open in Ohio and Kentucky.

ANALYSIS:

The existing and proposed zoning of the subject property are both subdistricts within the Residential Multi-family (RM) section of the Cincinnati Zoning Code. These subdistricts are intended to create, maintain, and enhance neighborhood residential areas with multi-family housing that are typically located near the city's major arterials and characterized by a mix of attached housing, small and large multi-unit buildings and community facilities, where appropriate. Some small-scale public and non-residential uses on the ground floor in a mixed-use building on an arterial street may be allowed with specific limitations.

The subject property is currently located in a Residential Mixed (RMX) zone. Medical services and clinics are not permitted in the RMX zoning district. The requested Residential Multi-family (RM-0.7) zone is an adjacent zoning district to the north, across Lincoln Avenue. The RM-0.7 zone allows for medical services and clinics on arterial streets and on the ground floor, occupying less than 2,500 square feet. The petitioner is proposing to use the entire building for the birth center and will pursue a Conditional Use approval from the Zoning Hearing Examiner to do so. The petitioner has also secured a lease agreement with the Elks Lodge for off-site parking across the street at the southwest corner of Lincoln and Melrose avenues as indicated on Exhibit C. A Special Exception for the location of parking is also required through a hearing with the Zoning Hearing Examiner.

The block around the subject property consists of single-family and multi-family uses, most containing one to three units. Two different zoning designations exist on the south side of Lincoln Avenue between Melrose Avenue and Gilbert Avenue: Residential Mixed (RMX) and Commercial Community-Pedestrian (CC-P). A larger variety of uses are permitted in the CC-P zone and this is where Lincoln Avenue becomes less residential.

No exterior changes to the existing building are proposed. The building will continue to appear in its current state, as a large, single family home. The existing building helps to provide the home-like environment that the center seeks to provide. Its appearance is consistent with the existing surrounding built environment with regards to building scale, massing, and adjacent zoning districts.

COORDINATED SITE REVIEW:

The petitioner submitted the proposed project for Coordinated Site Review as a Preliminary Design Review in June of 2020. The Department of City Planning and the Department of Buildings and Inspections (Zoning Division) indicated that a zone change would be necessary. Additionally, the petitioner will need to apply for a Conditional Use approval and Special Exception from the Zoning Hearing Examiner once the zone change is approved. No other major concerns were raised in the Coordinated Site Review process. All departmental comments can be reviewed in the feedback letter (Exhibit D).

PUBLIC COMMENT:

The Department of City Planning held a virtual public staff conference on this proposed zone change on August 5, 2020. Notices were sent to property owners within a 400-foot radius of the subject property and the Walnut Hills Area Council. The petitioner was present at the meeting in addition to City staff. One property owner reached out in advance of the staff conference to get a better understanding of why the petitioner was pursuing a zone change and not just relief from the Zoning Code.

All property owners within a 400-foot radius of the subject properties and the Walnut Hills Area Council were notified of the City Planning Commission meeting. The Walnut Hills Area Council submitted a letter of support. The Walnut Hills Area Council voted in support of the project at their May meeting. To-date, staff has not received any additional correspondence on the proposed zone change.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Sustain Initiative Area of *Plan Cincinnati*, specifically the Goal to “Become a healthier Cincinnati” (p. 181) and the Strategy to “Decrease mortality and chronic and acute diseases” (p. 187). The zone change would allow for a medical service to exist in this location. Cincinnati has some of the worst infant mortality rates in the nation. Birth centers have a direct impact on decreasing infant mortality because the model supports healthier pregnancies with fewer preterm births and low birth weight infants, supported birth experiences with fewer interventions, lower rates of cesarean section, postpartum education and support, and higher rates of breastfeeding.

Walnut Hills Reinvestment Plan (2017)

The location of the proposed zone change is located within the 5-minute walking areas of Buena Vista and Lincoln Avenue identified in the Walnut Hills Reinvestment Plan under Action Item 2 to “Strengthen Connections” (page 49). The proposed location of the Cincinnati Birth Center in Walnut Hills is ideal with its proximity to I-71, Avondale, and several major hospitals. Further, the location is easily accessed by walking, driving, or public transportation. This would improve access to quality healthcare and solve shortages in maternity care providers in both Walnut Hills and the greater Cincinnati area.

CONCLUSIONS:

The staff of the Department of City Planning supports the proposed change in zoning for the following reasons:

1. The proposed zone is consistent with the existing surrounding built environment with regards to building scale, massing, and adjacent zoning districts.
2. It is consistent with *Plan Cincinnati* (2012) within the Sustain Initiative Area, specifically the Goal to, “Become a healthier Cincinnati” and the Strategy to “Decrease mortality and chronic and acute diseases”.

RECOMMENDATION:

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

APPROVE the proposed zone change proposed zone change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) located at 841 Lincoln Avenue in Walnut Hills.

Respectfully submitted:



Stacey Hoffman, Senior City Planner
Department of City Planning

Approved:



Katherine Keough-Jurs, AICP, Director
Department of City Planning

Proposed Zone Change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) at 841 Lincoln Avenue in Walnut Hills

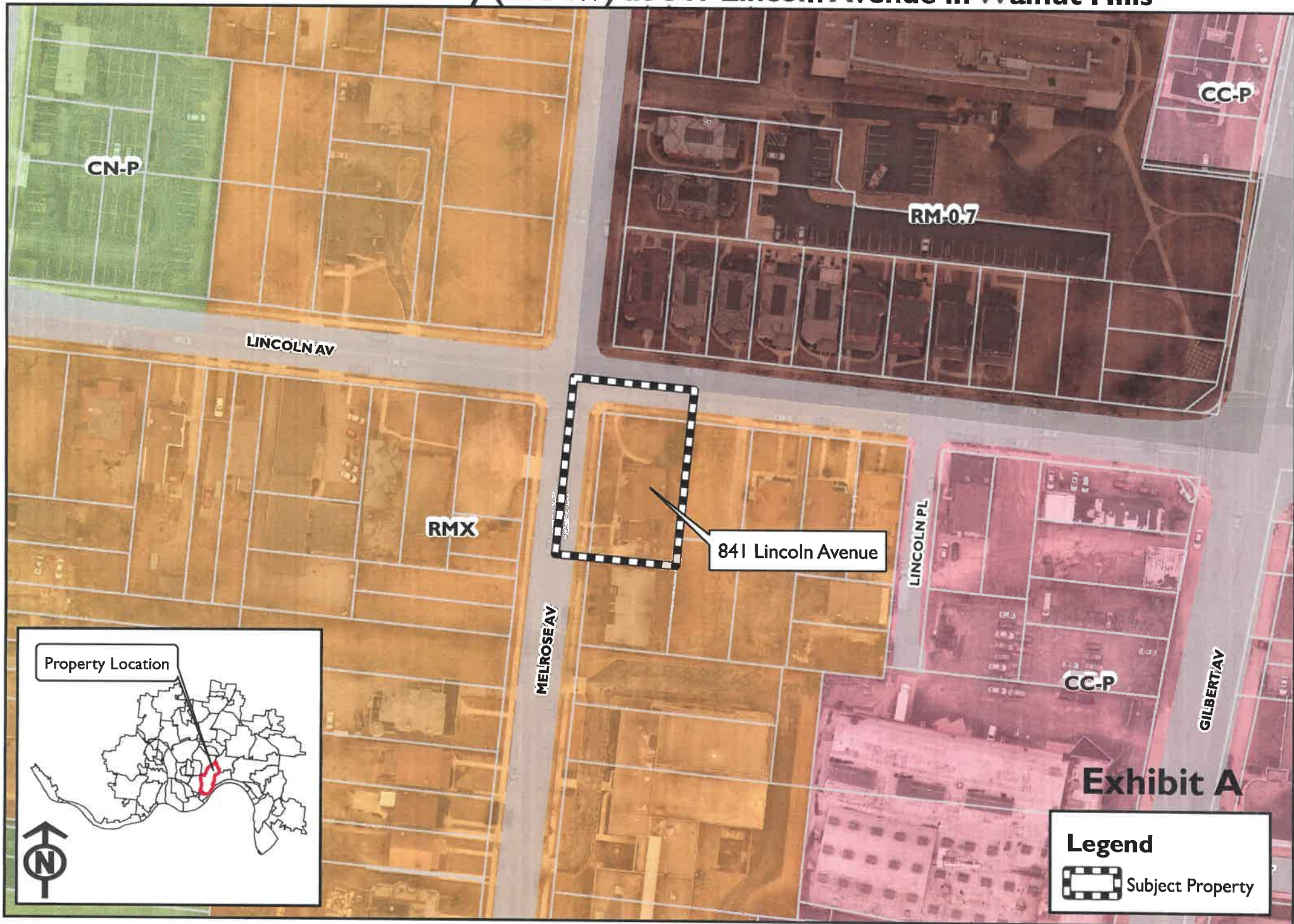


Exhibit B

PETITION FOR CHANGE OF ZONING OF PROPERTY LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: 6/15/2020

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the RM0.7 Zone District.

Location of Property (Street Address): 841 Lincoln Ave.

Area Contained in Property (Excluding Streets): 0.2152 Acres

Present Use of Property: Single Family Residence

Proposed Use of Property & Reason for Change: Birth Center. RMX will not allow a medical office use. RM0.7 will allow a limited medical office use, which is the category for the birth center.

Property Owner's Signature: Meghan Nowland

Name Typed: Meghan Nowland

Address: 841 Lincoln Ave. Cincinnati, OH 45206 Phone: (978) 397-0666

Agent Signature: Rebecca Dorff Cadena

Name Typed: Rebecca Dorff Cadena, R.A., Schickel Design

Address: 1417 Locust St. Cincinnati, OH 45206 Phone: (513) 721-4000

Please Check if the Following Items are Attached

Application Fee ☒

Copies of Plat ☒

Copies of Metes and Bounds ☒

0.3736 Acres – Area to be Reclassified

Situated in City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Lincoln Avenue and the centerline of Melrose Avenue;

Thence with the centerline of Lincoln Avenue, South $89^{\circ}44'00''$ East, 105.00 feet;

Thence South $00^{\circ}16'00''$ West, 155.00 feet;

Thence North $89^{\circ}44'00''$ West, 105.00 feet to the centerline of Melrose Avenue;

Thence with the centerline of Melrose Avenue, North $00^{\circ}16'00''$ East, 155.00 feet to the **POINT OF BEGINNING**.

CONTAINING 0.3736 Acres to be reclassified, of which 0.1584 Acres is located within the public R/W of Melrose Avenue & Lincoln Avenue.

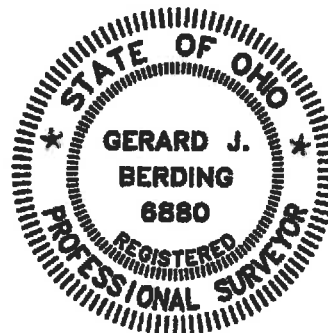
Being all of Hamilton County Auditor's parcel 065-0002-0046 as conveyed to Meghan K. & Ian T. Nowland in Official Record 13900, Page 719 of the Hamilton County Recorder's Office.

Bearings are based on a survey by Auble Mitchell Burgess & Associates dated October 1979.

Prepared by G.J. BERDING SURVEYING, INC. on July 1, 2020. Based on a Zone Change Plat prepared by G.J. BERDING SURVEYING, INC. on May 4, 2020.


Gerard J. Berding P.S. - 6880

7-1-2020
Date







G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com

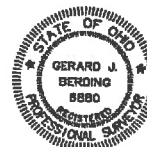
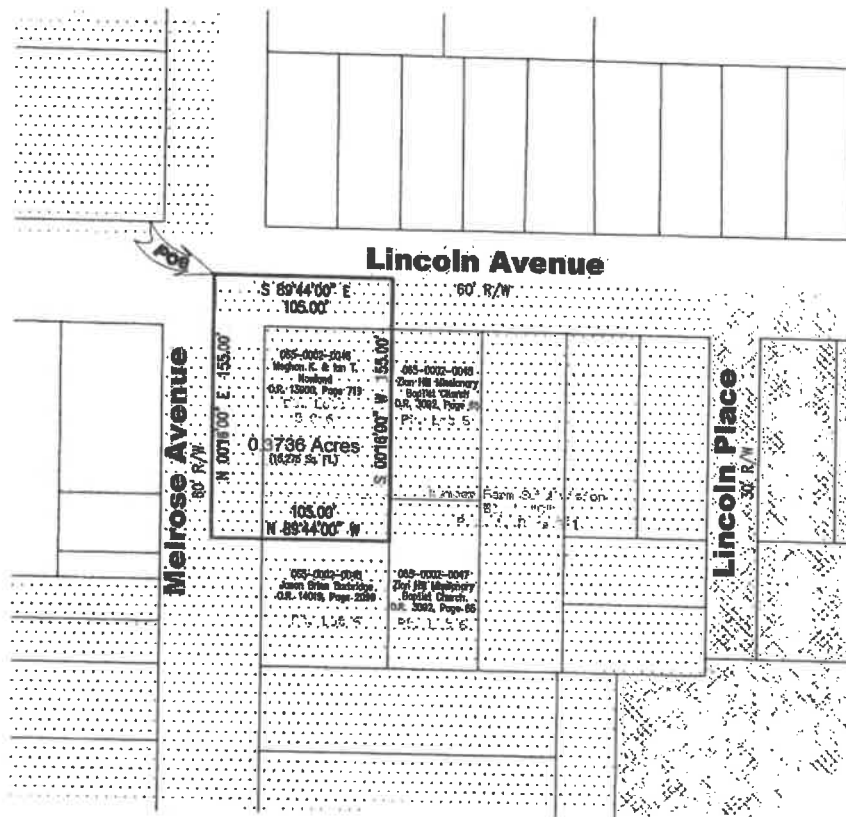
Readings:
Based on a survey by Auble
Mitchell Burgess & Associates
dated October 1979.

Note:
Not a boundary survey, not a field survey.
Data compiled from record information.

LEGEND

-  Area to be Reclassified
0.3736 Acres
-  CURRENTLY ZONED RMX
-  CURRENTLY ZONED RM-0.7
-  CURRENTLY ZONED CC-P

0.3736 Ac. (Gross)
-0.1584 Ac. (R/W)
0.2152 Ac. (Net)



Gerard J. Berding
Gerard J. Berding, P.S. - 8880
berding@berdingsurveying.com

05/04/2020
Date

1) 7-1-20 YTC: Adjusted zone change to the
centerline of the road per Client Request.
Revisions

Zone Change Plat
Survey Type

Nowland
841 Lincoln Avenue
Job Name

City of Cincinnati
Hamilton County, Ohio
Site Location

YTC GJB 1" = 50'
Drawn By Checked By Drawing Scale

05/04/2020 20063
Issue Date Project Number



Berding Surveying

GPS Surveying • 3D Laser Scanning
741 Main Street | Millersburg, OH 45150 | www.berdingsurveying.com
613.631.8781 fax | 613.631.8805 tel
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PROJECT DESCRIPTION:

SUMMARY OF PROJECT: THIS PROJECT INCLUDES THE CHANGE OF USE AND ASSOCIATED RENOVATIONS REQUIRED TO CONVERT A SINGLE FAMILY HOME INTO A BIRTHING CENTER CLASSIFIED AS A MEDICAL OUTPATIENT CLINIC. AN EXISTING BATHROOM WILL BE COVERED INTO AN ADA COMPLIANT, AN ADA ACCESSIBLE ENTRANCE WILL BE ADDED FROM THE EXTERIOR.

CODE SUMMARY:

EXISTING	PROPOSED
USE/GROUP:	
CONSTRUCTION TYPE:	VB
CONSTRUCTION MATERIALS:	
EXTERIOR WALLS:	MASONRY AND WOOD
INTERIOR WALLS:	WOOD
FLOORING:	WOOD
CEILING:	WOOD
ROOF:	WOOD
SPRINKLER:	NO
HEIGHT:	3 STORIES / 3F
AREA PER FLOOR:	
1ST FL.	1201 SF
2ND FL.	1099 SF
3RD FL.	1064 SF

OCCUPANCY:	OCCUPANCY LOAD/FLOOR
1ST FL.	1001 SF / 300 SF PER OCC. 3
2ND FL.	1099 SF / 300 SF PER OCC. 3
3RD FL.	1064 SF / 300 SF PER OCC. 3

NUMBER OF EXITS: 3
City 1890 841 Lincoln Ave. is a Victorian style single family home. 2 full stories with an attic. Strict construction on first floor, framing and side on second floor and attic.

ODC 601: VB construction, no ratings required
ODC 1006.2.1: B spaces are single exit spaces. Common path of egress travel under 75' and occupant load under 40.

ODC 1010.1.3: Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. Door hardware shall be lever type or push bar, single action release. All doors must be operable from the interior at all times without key, special knowledge or effort and with no sign grasping required.

ODC 1012.1: Emergency lighting and exit signs not required. Exit signs are not required in rooms or areas that require only one exit or exit access.

ODC 1014.1 and 341.1: Accessibility provided from public sidewalk, in through front door and throughout the public space and to the public toilet rooms. Signage to be provided at the raised main doors. Designated accessible parking spot available in rear with ADA compliant ramp and door into building.

ODC 1003.1 and OMC 403.3: Natural or Mechanical Ventilation. Operable doors are equal to more than 4% of the floor area, however supplementary outdoor air will also be provided in the mechanical systems.

ODC 1601.1: Design Loads:
Floor Live Load: 100 lb / SF
Roof Snow Load: 20 lb / SF
Wind Load: 115 mph vult

ODC 1704.2: Special inspections not required. Work utilizes basic design principles and materials.
ODC 2408.1: Tempered glass to be used in any glass in a door, within 24" of either jamb of a door and any glass over 66" with the bottom edge less than 18" to the floor.

OMC 402: Bathroom exhaust: 75 CFM on switch ducted to exterior 24" from operable windows and 10' from property line.

1425-10-A: Parking Requirements for 1890.7:
Medical (services and clinics): (All building suites and present spaces): 1390 SF (1 parking space req. per 100 sq ft) = 3.28 parking spaces
Office: 1119 SF (1 parking space req. per 400 sq ft) = 2.79 parking spaces
Total = 12 spaces, 1 ADA space available in rear of building
11 spaces on base from City's Lodge. Written lease for 5 years, with (2) 5-year renewal options

1425-10-A: Parking Requirements for CC-P:
First 2,000 SF of gross floor area of existing and new commercial uses in the CC-P and the CC-P districts

1410-08 (c) Special Exception to Off-street parking requirement. Zoning hearing may grant special exception.
1. Provide documentation to support reduction of required spaces.
2. Showed parking agreement, availability of on street parking, provision of bike parking, proximity to public transit, pedestrian orientation which demonstrates:
A. Required number of parking spaces are not necessary for the effective operation of the proposed use.
B. Reduction of the required number of parking spaces will not intrude or detract from the parking needs of adjacent property owners and users.

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SHEET INDEX

A-001	Title Sheet & Site Plan
A-001	First Floor Existing and Proposed Plans
A-102	Second and Third Floor Existing and Proposed Plans

PROJECT ADDRESS:

841 LINCOLN AVE.
CINCINNATI, OH 45209

OWNER:

MEGHAN NOWLAND
CINCINNATI BIRTH CENTER

PERMIT DRAWING CONTACT:

REBECCA CADENA-513-721-4000

ARCHITECT:

SCHICKEL DESIGN
1420 FLIN STREET
CINCINNATI, OH 45202
513-721-1000

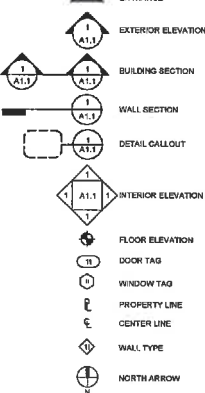
GOVERNING CODE:

2017 OHIO BUILDING CODE

ZONING INFORMATION:

Currently RMX, zone change request in process to change zoning to adjacent RM3.7

SYMBOL LEGEND:



GENERAL NOTES:

- DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS PRIOR TO WORK.
- "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL, COMPLETE AND READY FOR USE.
- ALL INSPECTION FEES, PERMITS, ETC ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY WORK WHICH MIGHT REQUIRE INTERRUPTION OF EXISTING UTILITY SERVICE SHALL BE COORDINATED WITH THE OWNER A MIN. OF 48 HOURS IN ADVANCE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE OR NATIONAL CODES, RULES, ORDINANCES AND REGULATIONS.
- ALL DISTURBED AREAS OF EXISTING PAVING, SIDEWALKS, ETC. WHICH ARE TO REMAIN, WILL BE PATCHED OR REPAIRED TO MATCH EXISTING ADJACENT CONSTRUCTION.
- THE CONTRACTOR(S) SHALL PROVIDE ALL BARRIERS, SHOWING, WARNING LIGHTS, ETC. AS REQUIRED TO CONDUCT THE WORK AND MAINTAIN THE SITE IN A SAFE CONDITION CONSISTENT WITH GOOD CONSTRUCTION PRACTICES AND WITH ALL APPLICABLE RULES AND REGULATIONS.
- EACH CONTRACTOR(S) IS RESPONSIBLE FOR CUTTING AND PATCHING RELATED TO THEIR OWN WORK.
- CONTRACTOR TO PROVIDE ALL SELECTIVE DEMOLITION WORK REQUIRED TO COMPLETE ALL NEW WORK, WHETHER SPECIFICALLY NOTED OR NOT.
- ALL NEW MASONRY SHALL BE TOOTHED IN UNLESS NOTED OTHERWISE.
- AT ALL PATCHED MASONRY AREAS WITHIN THE BUILDING, PROVIDE TYPE "O" MORTAR TO MATCH EXISTING ADJACENT MORTAR IN COMPOSITION AND COLOR.
- DIMENSIONS ARE FROM FACE OF EXISTING WALLS OR OTHER CONSTRUCTION TO FINISHED FACE OF NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.
- DO NOT PAINT ANY CAULKING OR SEALANTS WHICH ARE SUBJECT TO MOVEMENT. CONTROL JOINTS SHALL BE CHECKED AFTER PAINTING. PROVIDE CAULKING AND SEALANTS IN COLORS WHICH MATCH ADJACENT FINISHED SURFACE COLORS.
- ALL SURFACES DISRUPTED BY DEMOLITION ACTIVITIES SHALL BE PATCHED, REFINISHED AND FINISHED TO MATCH ADJACENT SURFACES.
- REMOVE ALL DEBRIS AND SWEEP CLEAN THE SITE. DEPOSE OF ALL MATERIAL IN A SAFE AND LEGAL MANNER.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- FIRE RATED ASSEMBLIES SHALL BE PROTECTED FROM WEATHER DAMAGE.

EXISTING VACANT LOT

PARKING LOT

THIS PARKING LOT BELONGS TO THE ELVIS LODGE. CINCINNATI BIRTH CENTER HAS A LEASE AGREEMENT WITH ELVIS LODGE FOR THE REQUIRED (10) PARKING SPACES.

MELROSE AVE.

SITE PLAN

SCALE: 1/8" = 1'-0"

CINCINNATI BIRTH CENTER

SCHICKEL

1420 FLIN ST., CINCINNATI, OH 45202 513.721.1000



Cincinnati Birth Center
841 Lincoln Ave.
Cincinnati, OH 45206
OWNER CONTACT
Meghan Nowland

Project Status

REV DATE

PRELIMINARY LAYOUT AND CODE REVIEW 06/16/2020

DESIGNED BY RDC

DATE 6/16/2020 4:20:57 PM

SHEET NAME

TITLE SHEET & SITE PLAN

SHEET NUMBER

A-001

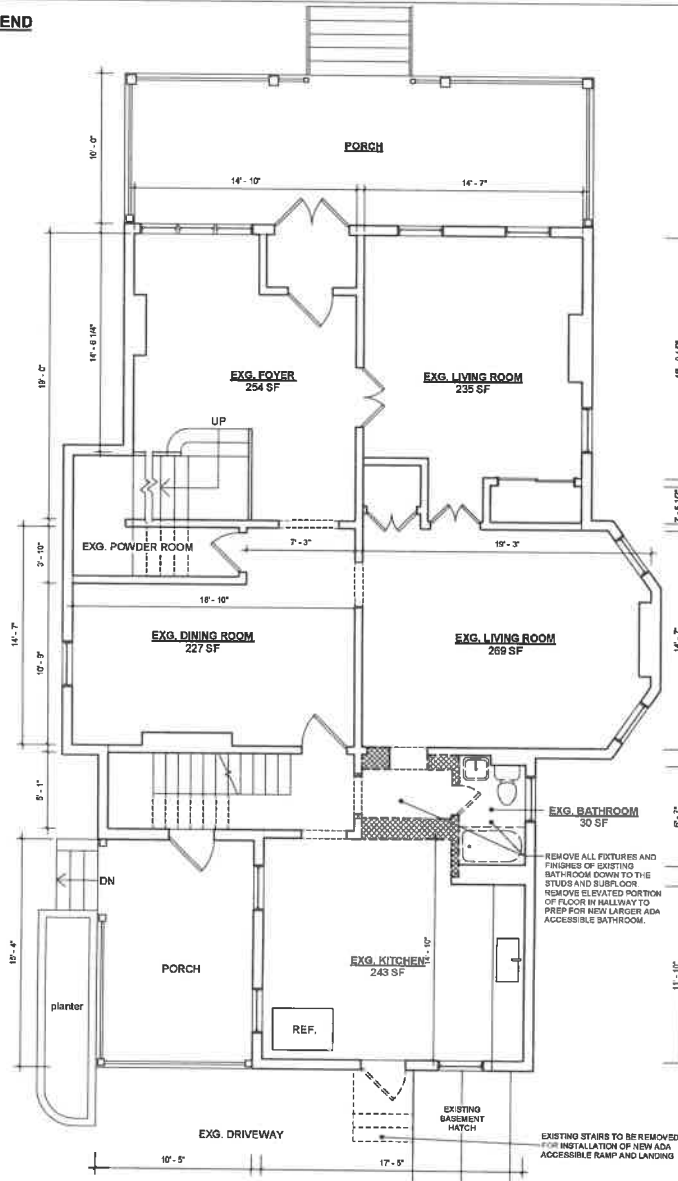
Exhibit C

NEW CONSTRUCTION SYMBOLS LEGEND

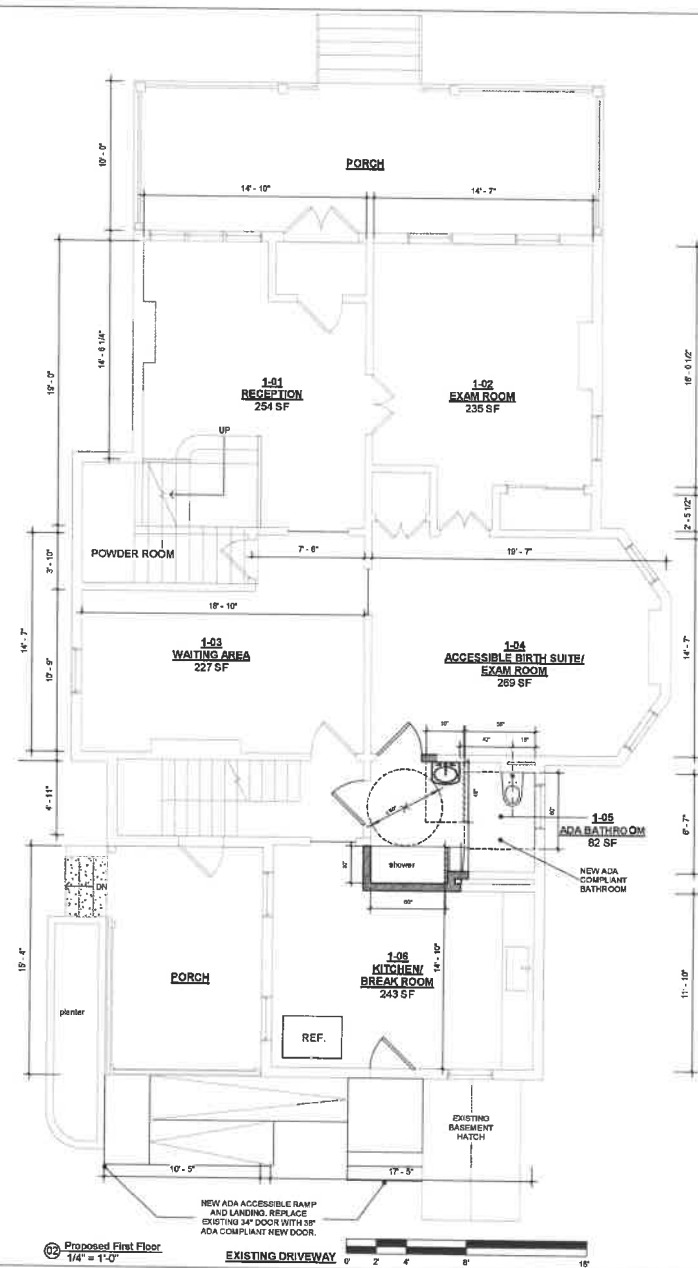
- EXISTING WALL TO REMAIN
- NEW INFILL WALL

DEMOLITION SYMBOLS LEGEND

- EXISTING FRAME WALL TO REMAIN
- PORTION OF EXISTING WALL TO BE REMOVED



Existing First Floor
1/4" = 1'-0"



Proposed First Floor
1/4" = 1'-0"

SCHICKEL

1400 Bluff Rd., Cincinnati, OH 45225 513.751.4500



Cincinnati Birth Center
841 Lincoln Ave.
Cincinnati, OH 45206
OWNER CONTACT
Meghan Nowland

Project Status

REV DATE
PRELIMINARY LAYOUT AND CODE REVIEW 06/18/2020

DRAWN BY
RDC

DATE
6/18/2020 4:21:00 PM

SHEET NAME
First Floor Existing and Proposed Plans

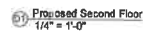
SHEET NUMBER

A-101



EXISTING WALL
TO REMAIN

NEW INFILL WALL



NOTE: NO CONSTRUCTION WORK ON 2ND FLOOR.
PERMIT IS LIMITED TO CHANGE OF USE.



NOTE: NO CONSTRUCTION WORK ON 3RD FLOOR.
PERMIT IS LIMITED TO CHANGE OF USE.

1400 Elm St., Cincinnati, OH 45202 513.771.4300



• • •

DATE	DATE
PRELIMINARY LAYOUT AND CODE REVIEW	05/16/2020

DATE
6/16/2020 4:21:06 PM

SHEET NAME

SHEET NUMBER

A-102

June 30, 2020

Ms. Rebecca Dorff Cadena
Schickel Design
1417 Locust Street
Cincinnati, Ohio 45206

Re: 841 Lincoln Avenue | Cincinnati Birth Center (P) – (CPRE200057) Initial Comments and Recommendations

Dear Ms. Cadena,

This **Preliminary Design Review** letter informs you that our Advisory-TEAM has reviewed your proposed project at **841 Lincoln Avenue** in the Community of Walnut Hills. This project should return to us for either a Development Design Review or Technical Design Review before you submit for permitting. Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move forward with project:

1. A zone change to the abutting zoning district, RM-0.7, is necessary for the proposed use. The zone change application has been received and is in process. Additional zoning relief may be necessary following the zone change (see Zoning's comments).

Requirements to obtain Permits:

- None

Recommendations:

1. The Department of City Planning recommends that the applicant continue engagement with the surrounding property owners and Walnut Hills Area Council.

Contact:

- **Stacey Hoffman** | City Planning | 513-352-4890 | stacey.hoffman@cincinnati-oh.gov

Buildings & Inspections – Zoning

Immediate Requirements to move forward with project:

1. Medical Services and clinics are not permitted in the RMX zoning district. As noted in the comments from City Planning, a zone change to RM-0.7 is recommended.
2. In the RM 0.7 zoning district Medical Services and Clinics use are permitted on arterial streets and on the ground, floor occupying less than 2,500 sq. ft. (1405-05). As the entire building is proposed for the use, a Conditional Use hearing with the Zoning Hearing Examiner is required.
3. Additional information and clarification is needed regarding the square footage of the total building and uses to calculate parking requirements.

4. If off-site parking is provided through a lease rather than a covenant or reciprocal easement, as required by 1425-15, a Special Exception for the Location of Parking is required through a hearing with the Zoning Hearing Examiner.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Doug Owen** | ZPE | 513-352-2441 | douglas.owen@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None at this time

Requirements to obtain Permits:

1. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service. Form may be found at http://www.msdbg.org/customer_care/permits_and_records/index.html. Email form to MSDAvailability@cincinnati-oh.gov for processing.
2. Your project will require a Medical Operations review. The application and instructions can be found at http://msdbg.org/customer_care/industrial_user_resources/index.html. A Sewer Use Customer Application will also need to be filled out and submitted.

Recommendations:

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Site Plan
 - Clarify whether or not exterior work is planned (grades changes?)
 - Add note "Any disconnected downspout to be reconnected to the sewer system."

Recommendation:

- None

Contact:

- **Saidou Wane** | SMU | 513-591-7746 | saidou.wane@cincinnati-oh.gov

Water Works

Immediate requirements to move forward with project:

1. A flow test has been requested and depending on the results from that test will determine if there is adequate flow in the area.

Requirements to obtain Permits:

1. Water Works records indicate the existing private side of the water service line (H-28426) on this property is a lead service line. In accordance with CMC Chapter 401 Division M, this lead service line on your property should be replaced with a copper service line. GCWW highly recommends the replacement of this lead service line.
2. Please contact the GCWW Lead Service Line Replacement Coordinator Kathleen Frey at (513) 591-5068 if you would like to replace it at this time.
3. Please call 513-651-5323 and/or refer to <http://www.cincinnati-oh.gov/water/lead-information/>.
4. Backflow device will be required.

Recommendations:

1. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

- **Bill Morris** | WaterWorks | 513-591-7858 | bill.morris@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. Confirm that the closest hydrant has a fire flow of at least 1000 GPM at 20 PSI.

Requirements to obtain Permits:

1. Confirm that there are at least two fire hydrants are within 400 feet from all parts of the structure.
2. Closest hydrants are located at 841 Lincoln Ave. and 2830 Melrose Ave.

Recommendations:

- None

Contact:

- **Fred Prather** | Fire Dept. | 513-357-7595 | fred.prather@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

- None

Recommendations:

1. Solar should be considered in the design as a renewable energy source.
2. If applicable, the use of trees in the landscape design should be included to enhance urban forestry.
3. Due to the anticipated age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable regulations prior to renovations.

Contact:

- **Matt Mullin** | OES | 513-352-5344 | matt.mullin@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No Comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | brandon.kyle@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Any work in the right of way will require a DOTE permit.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-352-5285 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. The change of governing codes requires the existing structure to fully comply with the 2017 OBC. Show compliance with design loads, ADA turn at toilet, and ventilation air, among others.

Recommendations:

- None

Contact:

- **Bob Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Bob Bertsch** | DCED | 513-352-3773 | bob.bertsch@cincinnati-oh.gov

Law Department

Immediate Requirements to move forward with project:

- No comments at this time.

Requirements to obtain Permits:

- None

Recommendations:

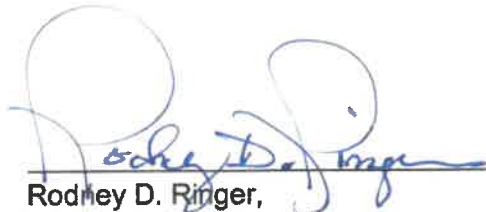
- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,



Rodney D. Ringer,
Development Manager

RDR: rdr

Exhibit E



area
council

2640 kemper lane
cincinnati ohio 45206

www.wearewalnuthills.org

June 1, 2020

City of Cincinnati
Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, Ohio 45202

Delightful Day,

Megan Nowland, CPM, IBCC presented to the Walnut Hills Area Council (WHAC) plans for the Cincinnati Birth Center at the April 2020 WHAC meeting and the May 2020 Planning & Development Committee Meeting. The following week at the May 2020 WHAC the plan was recapped prior to a vote for a Letter of Support.

The Walnut Hills Area Council is submitting this Letter of Support for the Cincinnati Birth Center to obtain a zoning change for 841 Lincoln Avenue to RMO.7, which allows for medical office use. With this zoning change both sides of the street will be zoned the same.

It is exciting to know once this zone change is approved; Walnut Hills and the City of Cincinnati will have the first and only freestanding birth center in Ohio. Should you have any questions, please reach out, president@wearewalnuthills.com.

Share your joy,

Kathryne Gardette
President, Walnut Hills Area Council

2856 STANTON AVE LLC
2856 STANTON AVE
CINCINNATI, OH 45206

809 LINCOLN LLC
PO BOX 9626
CINCINNATI, OH 45209

BAYNE, KEVAN
840 LINCOLN AVE
CINCINNATI, OH 45206

BERG, CARLA
281 BATTLEFIELD CT
DANDRIDGE, TN 37725

BROTHERS III SONS AND
DAUGHTERS MAKE READY
1999 SUTTER
CINCINNATI, OH 45225

BRYANT, TONI
849 LINCOLN AVE
CINCINNATI, OH 45206

BUCHANAN, NICHOLAS
848 LINCOLN AVE
CINCINNATI, OH 45206

BURBRIDGE, JASON BRIAN
2848 MELROSE AVE
CINCINNATI, OH 45206

CHILDRESS, EUNICE & GLENN
811 LINCOLN AVE
CINCINNATI, OH 45206

EASTER SEALS WORK
RESOURCE CENTER
2901 GILBERT AVE
CINCINNATI, OH 45206

EVANS, ISIAH
10256 FAXON CT
CINCINNATI, OH 45215

FIVE KORNERS LLC
2232 STRATFORD AVE
CINCINNATI, OH 45219

FOUR FOR FOUR LTD
1266 PROSPECT PL
CINCINNATI, OH 45231

GLOBAL WEALTH INVESTMENTS INC
2232 STRATFORD AVE
CINCINNATI, OH 45219

GROCE, SEBRON
3021 MELROSE AVE
CINCINNATI, OH 45206

HAMILTON COUNTY LAND
REUTILIZATION CORPORATION
3 E 4TH ST
CINCINNATI, OH 45202

HARRIS, MADISON
838 LINCOLN AVE
CINCINNATI, OH 45206

JEBRIL, NIDAL
2844 STANTON AVE
CINCINNATI, OH 45206

JEBRIL, NIDAL & IBRAHIM ISSA
2923 GILBERT AVE
CINCINNATI, OH 45206

JIBRIL FAMILY PROPERTIES LLC
2923 GILBERT AVE
CINCINNATI, OH 45206

JUSTICE, RODERICK
846 LINCOLN AVE
CINCINNATI, OH 45206

LEI, JINANCHU & ZHIQIN HUANG
13493 95TH AVE
SURREY BC

MALONE, SAMUEL A JR
852 LINCOLN AVE
CINCINNATI, OH 45206

MARTINEZ, TONY
2841 MELROSE AVE
CINCINNATI, OH 45206-1213

MCCURDY, MICHAEL
851 LINCOLN AVE
CINCINNATI, OH 45206-1132

MCHENRY LLC
PO BOX 9626
CINCINNATI, OH 45209

METROPOLITAN CHRISTIAN
2815 MELROSE AVE
CINCINNATI, OH 45206

MURRELL, CAROLYN
3014 MELROSE AVE
CINCINNATI, OH 45206-1106

MURRELL, RENACHA WATTS
2837 MELROSE AVE
CINCINNATI, OH 45206-1213

NOWLAND, MEGHAN & IAN
841 LINCOLN AVE
CINCINNATI, OH 45206

NVS PROPERTIES LLC
P O BOX 37190
CINCINNATI, OH 45222

NVS PROPERTIES LLC
788 RIVERSIDE DR
NEW YORK, NY 10032

OJI, SOEN & RONGMI LIU
P O BOX 581
MASON, OH 45040

PRIDE OF CINCINNATI ELKS
LODGE 1061 @ 2
827 LINCOLN AVE
CINCINNATI, OH 45206

RANDOLPH, PETER & MARY ANN
PO BOX 14911
CINCINNATI, OH 45250

RICHBURG, WILLIE
1135 INNER CIRCLE DR
CINCINNATI, OH 45240

ROCK STONE PROPERTIES LLC
5911 WAYMONT LN
CINCINNATI, OH 45224

SNS PROPERTIES LLC
109 DABBLING DUCK CIR
MOORESVILLE, NC 28117

SOUTHERN PROPERTIES LLC
411 OAK ST
CINCINNATI, OH 45219

TAYLOR, CLARENCE & BRENDA
2829 MELROSE AVE
CINCINNATI, OH 45206-1213

THE CINCINNATI PLAYHOUSE
IN THE PARK INC
PO BOX 6537
CINCINNATI, OH 45206

URBAN STRATEGIES &
SOLUTIONS GROUP LLC
852 LINCOLN AVE
CINCINNATI, OH 45206

WALNUT HILLS AREA COUNCIL
c/o BUSH RECREATION CENTER
2640 KEMPER LANE
CINCINNATI, OH 45206

WALNUT HILLS PRESERVATION LP
423 WEST 55TH ST
NEW YORK, NY 10019

WALNUT WOODS OF CINCINNATI
OWNERS ASSOCIATION INC
852 LINCOLN AVE
CINCINNATI, OH 45206

WASHINGTON, JAMES
2330 FLORENCE AVE
CINCINNATI, OH 45206

WASHINGTON, RUTH ANN
& HENRY STEWART
3018 MELROSE AVE
CINCINNATI, OH 45206

WILLIAMS, CHARLES
829 BEECHER ST
CINCINNATI, OH 45206-1513

WILSON, DARRIN & KEYU YAN
2833 MELROSE AVE
CINCINNATI, OH 45206

WILSON, STEPHEN
3010 MELROSE AVE
CINCINNATI, OH 45206

WORK & REHABILITATION
CENTERS OF GREATER CINTI
2901 GILBERT AVE
CINCINNATI, OH 45206

YOUNG MENS CHRISTIAN
ASSOCIATION OF CINCINNATI
1105 ELM ST
CINCINNATI, OH 45202

ZION HILL MISSIONARY
BAPTIST CHURCH
845 LINCOLN AVE
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