

Honorable City Planning Commission  
Cincinnati, Ohio

July 17, 2020

**SUBJECT:** A report and recommendation on the extension of Interim Development Control (IDC) Overlay District No. 86, Auburn Avenue for a period of six months.

**BACKGROUND:**

On June 26, 2019, City Manager Patrick A. Duhaney forwarded a request from Vice Mayor Christopher Smitherman requesting the Department of City Planning to place an IDC Overlay District in Mt. Auburn along the Auburn Avenue corridor.

Pursuant to Section 1431-01 of the Cincinnati Zoning Code, the purpose of the IDC Overlay District is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in the areas where potential development could be detrimental or have adverse impacts on the implementation of approved amendments to the Cincinnati Zoning Code, approved or adopted plans, or current planning, land use or zoning studies.

The City Planning Commission recommended approval of an emergency three-month IDC to Cincinnati City Council on August 2, 2019. Cincinnati City Council approved the establishment of IDC No. 86 on August 7, 2019. The approved IDC No. 86 allows for the review of building permit applications resulting in a change of use or occupancy under the Ohio Building Code or Cincinnati Municipal Code by the Department of City Planning and the City Planning Commission while the IDC is in place.

The subject area for the IDC Overlay District is along Auburn Avenue between McMillan Street and Wellington Place and continues down the east side of Auburn Avenue to Bodmann Avenue, crossing back to the west side of Auburn Avenue between Huntington Place and Estelle Street. The IDC Overlay District includes all properties zoned OG along Auburn Avenue between McMillan Street and Bodmann Avenue (on the east) and Estelle Street (on the west).

**ATTACHMENTS:**

Provided in addition to this report are:

- Exhibit A - Location Map
- Exhibit B - IDC Review Criteria
- Exhibit C - Existing Conditions

**CRITERIA FOR EXTENDING AN IDC OVERLAY DISTRICT**

Pursuant to Section 1431-13 of the Cincinnati Zoning Code, Council may extend the duration of an IDC Overlay District by an additional six months, provided that an IDC Overlay District may not remain in effect for more than two years from the date it was first established if notice has been given and a public hearing held in accordance with Section 111-1, Hearings on Zoning Amendments, of the Municipal Code and on finding that:

- (a) Complex Study. The study of the proposed amendment to the Cincinnati Zoning Code or map that would affect the allowable land uses within the IDC Overlay District has proven to be extraordinarily complex by reason of unusual geographic, physical or social conditions in the district;
- (b) Study Incomplete. The City Planning Commission has not yet completed the consideration of the proposed Cincinnati Zoning Code map amendments that would affect the allowable land uses within the IDC Overlay District; and

- (c) Inconsistent Uses. There is a prospect of change in use, construction of new structures or alteration or demolition of existing structures that would be inconsistent with preliminary objectives or findings for the area approved by the City Planning Commission.

**REGULATIONS AND GUIDELINES FOR THE IDC:**

The area within the boundary of IDC Overlay District No. 86 is the officially recognized boundary of the zoning study in Mt. Auburn as shown on the attached map in Exhibit A.

According to §1431-15, the City Planning Commission has the duty to review applications in an established IDC Overlay District and has been designated as the administrative reviewer for the IDC Overlay District.

The following permits are subject to review by the City Planning Commission:

- Building permit applications resulting in a change of use or occupancy under the Ohio Building Code or Cincinnati Municipal.

**ANALYSIS:**

The IDC is currently set to expire on August 7, 2020 unless City Council approves an extension of IDC Overlay District No. 86 for an additional six months before that time expires. In order to do so, City Council must receive an affirmative recommendation from the City Planning Commission to make this extension. An additional six months would leave IDC Overlay District No. 86 in effect until March 7, 2021 (if approved by City Council).

As described in the above section, Criteria for Extension of an IDC Overlay District, City Council may extend an IDC Overlay District for a period of six months if the City Planning Commission gives them an affirmative recommendation on the finding that:

- a) Complex Study. The City Planning Commission is studying proposed Cincinnati Zoning Code or map amendments that would affect the area within the IDC District;  
*The study may result in proposed amendments to the City's Zoning Map. A Zoning Map amendment would only affect the area within the boundary of the IDC Overlay District. Any changes to the City's Zoning Map need to be requested by the community. A Zoning Map amendment is typically a three-to-six-month process due to notification requirements. This process was interrupted by COVID-19, which affected implementation of any potential action based on the results of the study.*
- b) Study Incomplete. The study is not yet completed, but may reasonably be expected to be completed and Cincinnati Zoning Code amendments enacted within the six-month extension; and  
*The initial study is complete, but the Department of City Planning staff is still in the process of working with Mt. Auburn on any proposed changes, which was interrupted by measures required due to COVID-19. If approved, the six-month extension would allow for more time for additional conversations with Mt. Auburn leadership and to implement any next steps.*
- c) Inconsistent Uses. There is a prospect of changes in use, construction of new structures or alteration or demolition of existing structures that would be inconsistent with preliminary objectives or findings for the area approved by the City Planning Commission.

*The primary reason the IDC Overlay District was initially established was to study the Office General (OG) zoning designation along the neighborhood's main corridor and determine if it is the most appropriate zoning district. Any changes to the Zoning Code or Zoning Map are expected to be completed if the IDC Overlay District is extended for an additional six-months. To date, staff has not received any permits within this IDC Overlay District for review.*

The Department of City Planning will continue to work with Mt. Auburn to study the appropriate land uses for this area and if any changes to the City's Zoning Map are necessary. Changes to the Zoning Map would only affect the area within the IDC.

**PUBLIC COMMENT:**

Department of City Planning staff has worked with Mt. Auburn leadership to discuss potential outcomes based on the results of the study. Department of City Planning staff sent notice of the proposed extension to all affected property owners of record within the boundary of the IDC Overlay District as well as to the Mt. Auburn Community Council on July 2, 2020. Staff has not received any correspondence to-date.

**CONSISTENCY WITH PLANS:**

*Plan Cincinnati (2012)* does not specifically address the concerns related to the establishment of IDC Overlay District No. 86, Auburn Avenue in Mt. Auburn, but conducting a zoning study is consistent with an Action Step within the Live Initiative Area to "Support and stabilize our neighborhoods" (page 160).

The proposal is consistent with the *Auburn Avenue Corridor Study (2017)* that seeks to transform the corridor into a neighborhood serving business district. The plan specifically calls out the need to identify opportunities for businesses that support a Neighborhood Business District, to address pedestrian enhancements along Auburn Avenue, and to explore opportunities to expand connectivity to adjacent neighborhoods and to strengthen gateways into the corridor (pages 32, 33, and 35).

**RECOMMENDATION:**

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

- 1) **ADOPT** the Department of City Planning's staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-13, Extension of IDC Overlay Districts, as discussed on pages 2 – 3 of this report; and,
- 2) **RECOMMEND** that City Council extend Interim Development Control (IDC) Overlay District No. 86 Auburn Avenue in Mt. Auburn, for a period of six months, finding it to be in the interest of the general public's health, safety, and welfare during the course of the Department of City Planning's study.

Respectfully submitted:



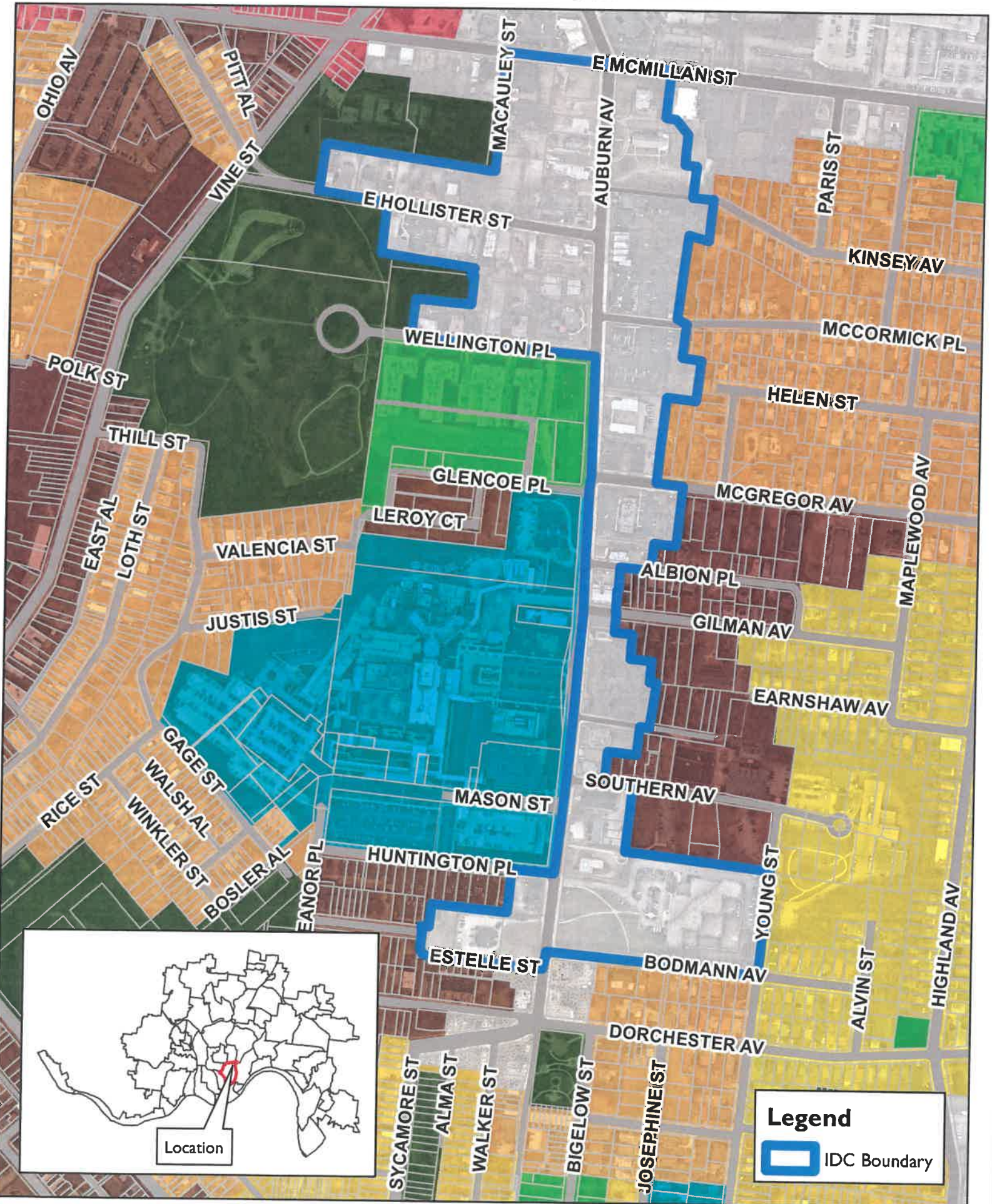
Stacey Hoffman, Senior City Planner  
Department of City Planning

Approved:



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

# Exhibit A: Proposed 6-month extension of IDC-86, Auburn Avenue in Mt. Auburn



## EXHIBIT B

### **Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 86, Auburn Avenue in Mt. Auburn and Designation of Administrative Reviewer**

#### **Section I. Applications Subject to Review:**

1. Building permit applications resulting in a change of use or occupancy under the Ohio Building Code or Cincinnati Municipal Code.

#### **Section II. Designated Administrative Reviewer:**

Council designates the Department of City Planning as the staff reviewing authority for Interim Development Control Overlay District No. 86, Auburn Avenue in Mt. Auburn.

#### **Section III. Application Review Guidelines:**

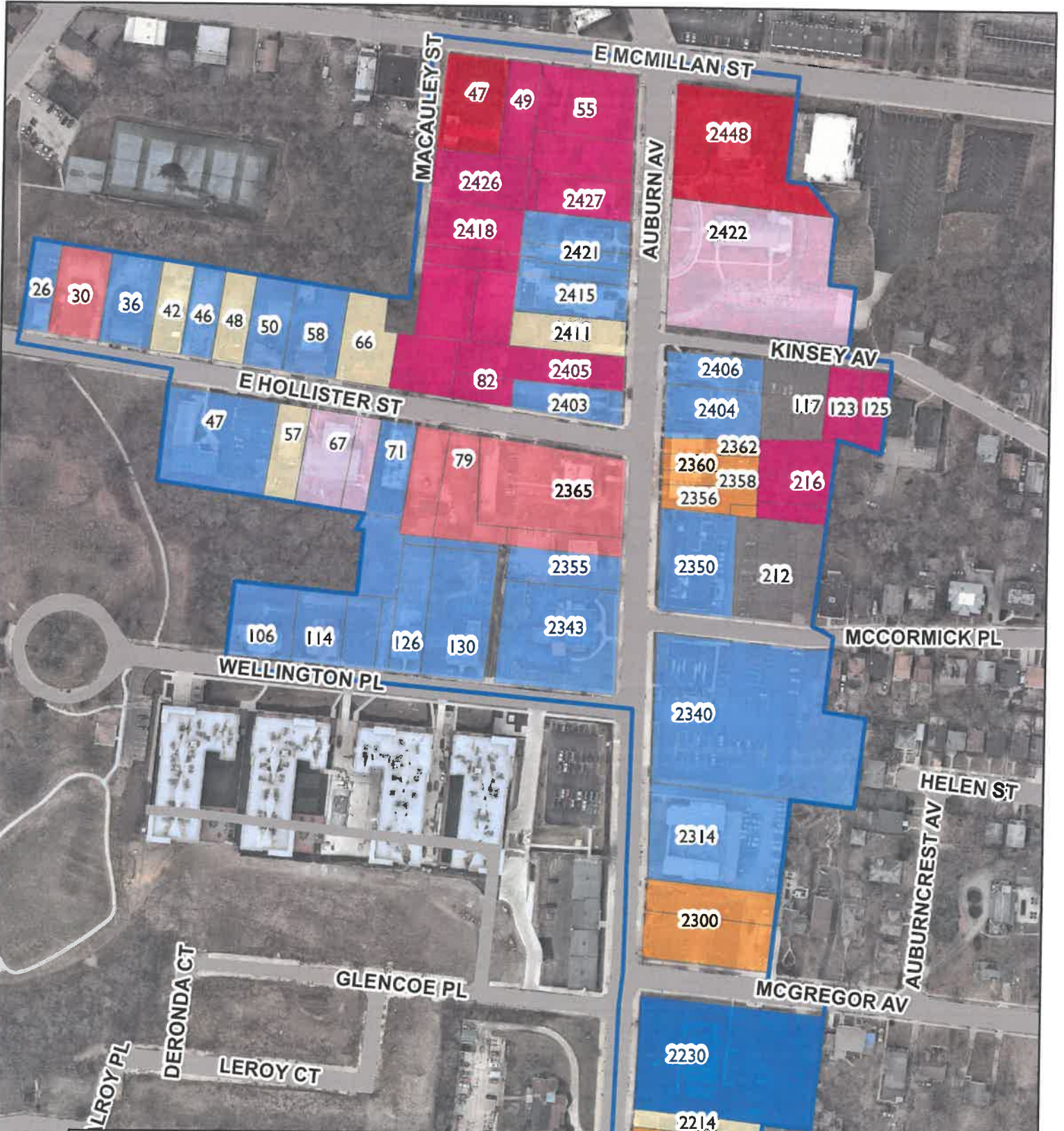
In addition to any other necessary reviews and approvals as required by the Cincinnati Zoning Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.












In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application's failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Zoning.* The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- b) *Guidelines.* The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
- c) *Plans.* The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- d) *Traffic.* Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
- e) *Buffering.* Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

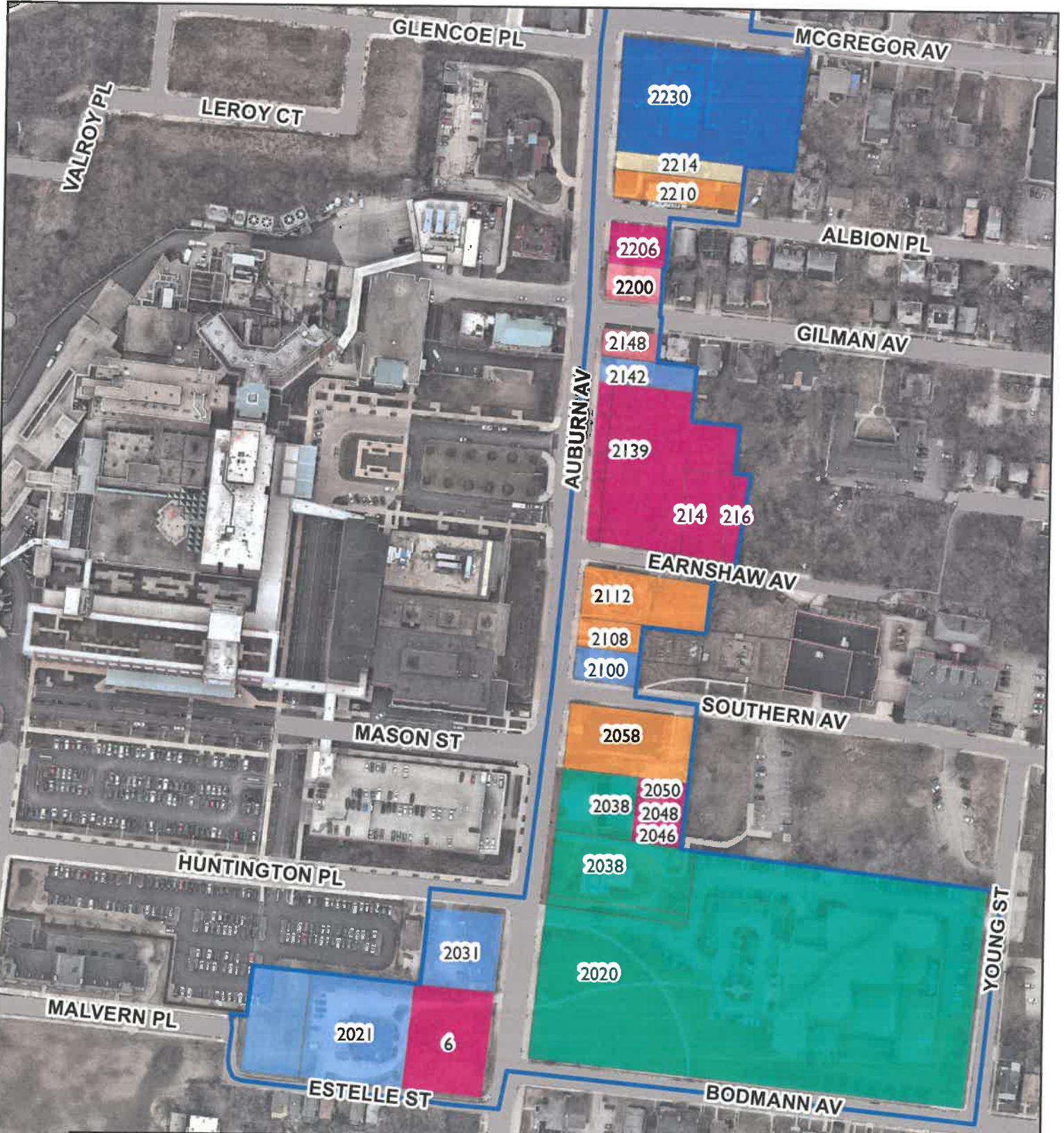
- f) *Landscaping*. Landscaping meets the requirements of the Cincinnati Zoning Code.
- g) *Hours of Operation*. Operating hours are compatible with adjacent land uses.
- h) *Neighborhood Compatibility*. The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
- i) *Proposed Zoning Amendments*. The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects*. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
- k) *Blight*. The elimination or avoidance of blight.
- l) *Economic Benefits*. The promotion of the Cincinnati economy.
- m) *Job Creation*. The creation of jobs both permanently and during construction.
- n) *Tax Valuation*. Any increase in the real property tax duplicate.
- o) *Private Benefits*. The economic and other private benefits to the owner or applicant.
- p) *Public Benefits*. The public peace, health, safety or general welfare.

# Exhibit C: Existing Conditions Map (North) IDC-86, Auburn Avenue in Mt. Auburn



Legend			
	IDC Boundary		Commercial
	1 to 3 Units Residential		Federal or County
	4+ Units Residential		Office
			Hospital/Urgent Care
			Mixed Use
			Worship
			Parking
			Vacant

# Exhibit C: Existing Conditions Map (South) IDC-86, Auburn Avenue in Mt. Auburn



Legend							
	IDC Boundary		Commercial		Mixed Use		Vacant
	1 to 3 Units Residential		Federal or County		Office		Worship
	4+ Units Residential		Hospital/Urgent Care		Parking		



**Exhibit C: Existing Conditions, IDC #86, Auburn Avenue**

ADDRESS	OWNER(S)	AUDITOR DESCRIPTION	VISUAL DESCRIPTION
2020 AUBURN AVE	HAMILTON COUNTY BOARD OF COMMISSIONERS	HAMILTON COUNTY	HAMILTON COUNTY BUILDING
2021 AUBURN AVE	MEDULLA OBLONGATA PROPERTY HOLDINGS LLC	DWELLING USED AS OFFICE	DWELLING USED AS OFFICE
2031 AUBURN AVE	CILO PROPERTIES LLC	PUBLIC WORSHIP	OFFICE
2038 AUBURN AVE	UNITED STATES DEPT OF THE INTERIOR-NATL PARK SERVICE	FEDERAL	FEDERAL SITE
2038 AUBURN AVE	UNITED STATES DEPT OF THE INTERIOR-NATL PARK SERVICE	FEDERAL	FEDERAL SITE
2046 AUBURN AVE	SHABBAT SHALOM LLC	VACANT LAND (COMMERCIAL)	VACANT
2048 AUBURN AVE	SHABBAT SHALOM LLC	VACANT LAND (COMMERCIAL)	VACANT
2050 AUBURN AVE	SHABBAT SHALOM LLC	VACANT LAND (COMMERCIAL)	VACANT
2058 AUBURN AVE	SHABBAT SHALOM LLC	APARTMENTS - 20 TO 39 UNITS	4+ UNIT RESIDENTIAL
2100 AUBURN AVE	WDC LLC	DWELLING USED AS OFFICE	DWELLING USED AS OFFICE
2108 AUBURN AVE	MERK HOLDINGS OH 1 LLC	APARTMENTS - 4 TO 19 UNITS	4+ UNIT RESIDENTIAL
2112 AUBURN AVE	MERK HOLDINGS OH 1 LLC	APARTMENTS - 4 TO 19 UNITS	4+ UNIT RESIDENTIAL
2139 AUBURN AVE	THE CHRIST HOSPITAL	CHARITIES, HOSPITALS & RETIREMENT HOMES	VACANT
2142 AUBURN AVE	THE CHRIST HOSPITAL	CHARITIES, HOSPITALS & RETIREMENT HOMES	DWELLING USED AS OFFICE
2148 AUBURN AVE	HALL, JOANNE (C/O APARTMENT FINDERS)	RETAIL - APARTMENTS OVER	MIXED USE
2200 AUBURN AVE	2200 AUBURN AVENUE LLC	RETAIL - APARTMENTS OVER	MIXED USE
2206 AUBURN AVE	2200 AUBURN AVENUE LLC	VACANT LAND (RESIDENTIAL)	VACANT
2210 AUBURN AVE	VINA HEIGHT LLC	APARTMENTS - 4 TO 19 UNITS	4+ UNIT RESIDENTIAL
2214 AUBURN AVE	HALL, JOANNE (C/O APARTMENT FINDERS)	THREE FAMILY DWELLINGS	3 UNIT RESIDENTIAL
2230 AUBURN AVE	CLIFTON INVESTMENT COMPANY LTD	CONDOMINIUM OFFICE BUILDING	CHARITIES, HOSPITALS & RETIREMENT HOMES
2300 AUBURN AVE	THE AUBURN COMPANY	APARTMENTS - 40+ UNITS	4+ UNIT RESIDENTIAL
2314 AUBURN AVE	EMC AUBURN HOLDINGS LLC	CHARITIES, HOSPITALS & RETIREMENT HOMES	OFFICE
2340 AUBURN AVE	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	CHARITIES, HOSPITALS & RETIREMENT HOMES	OFFICE
2343 AUBURN AVE	ISAAC GRAVESON LIMITED	DWELLING USED AS OFFICE	DWELLING USED AS OFFICE
2350 AUBURN AVE	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	HAMILTON COUNTY	OFFICE
2355 AUBURN AVE	BARRISTER BUILDING LLC	DWELLING USED AS OFFICE	DWELLING USED AS OFFICE
2356 AUBURN AVE	DEERING PROPERTIES IV LLC	APARTMENTS - 4 TO 19 UNITS	4+ UNIT RESIDENTIAL
2358 AUBURN AVE	DEERING PROPERTIES IV LLC	APARTMENTS - 4 TO 19 UNITS	4+ UNIT RESIDENTIAL
2360 AUBURN AVE	DEERING PROPERTIES IV LLC	APARTMENTS - 4 TO 19 UNITS	4+ UNIT RESIDENTIAL
2362 AUBURN AVE	DEERING PROPERTIES IV LLC	APARTMENTS - 4 TO 19 UNITS	4+ UNIT RESIDENTIAL
2365 AUBURN AVE	APRIL 08 PROPERTIES LLC	OFFICE - APARTMENTS OVER	MIXED USE
2403 AUBURN AVE	EXCEL DEVELOPMENT CO INC	CHARITIES, HOSPITALS & RETIREMENT HOMES	DWELLING USED AS OFFICE
2404 AUBURN AVE	DORNA, HOLLY	OFFICE BUILDINGS	DWELLING USED AS OFFICE
2405 AUBURN AVE	EXCEL DEVELOPMENT CO INC	CHARITIES, HOSPITALS & RETIREMENT HOMES	VACANT
2406 AUBURN AVE	BAKST, JEFFREY	OFFICE BUILDINGS	DWELLING USED AS OFFICE
2411 AUBURN AVE	GREINER, A LEE	SINGLE FAMILY	1 UNIT RESIDENTIAL
2415 AUBURN AVE	LIFE FORWARD AUBURN CENTER LLC	PUBLIC WORSHIP	OFFICE
2421 AUBURN AVE	AUBURN LAND HOLDINGS LLC	PARKING GARAGES / LOTS	DWELLING USED AS OFFICE

**Exhibit C: Existing Conditions, IDC #86, Auburn Avenue**

ADDRESS	OWNER(S)	AUDITOR DESCRIPTION	VISUAL DESCRIPTION
2422 AUBURN AVE	ARCHBISHOP OF CINCINNATI TR	PUBLIC WORSHIP	PUBLIC WORSHIP
2427 AUBURN AVE	AUBURN LAND HOLDINGS LLC	VACANT LAND (COMMERCIAL)	VACANT
2448 AUBURN AVE	HARDY, CHRISTOPHER	OTHER STRUCTURES (COMMERCIAL)	COMMERCIAL
214 EARNSHAW AVE	THE CHRIST HOSPITAL	CHARITIES, HOSPITALS & RETIREMENT HOMES	VACANT
216 EARNSHAW AVE	THE CHRIST HOSPITAL	CHARITIES, HOSPITALS & RETIREMENT HOMES	VACANT
6 ESTELLE ST	MEDULLA OBLONGATA PROPERTY HOLDINGS LLC	VACANT LAND (COMMERCIAL)	VACANT
26 HOLLISTER ST	NOVAK VENTURES LLC	DWELLING USED AS OFFICE	DWELLING USED AS OFFICE
30 HOLLISTER ST	UC OZ LLC	OFFICE - APARTMENTS OVER	MIXED USE
36 HOLLISTER ST	IONIC REAL ESTATE LLC	OFFICE BUILDINGS	OFFICE
42 HOLLISTER ST	VENUS-1 PROPERTY LLC	TWO FAMILY DWELLINGS	2 UNIT RESIDENTIAL
46 HOLLISTER ST	GREENHUB PROPERTIES LLC	MEDICAL CLINICS & OFFICES	DWELLING USED AS OFFICE
47 HOLLISTER ST	NEW LIFE PROPERTIES INC	MEDICAL CLINICS & OFFICES	OFFICE
48 HOLLISTER ST	DIADEM REALTY INC	SINGLE FAMILY	1 UNIT RESIDENTIAL
50 HOLLISTER ST	T GERSHANOVICH TR	OFFICE BUILDINGS	DWELLING USED AS OFFICE
57 HOLLISTER ST	GUGGER, GREGORY & CYNTHIA	THREE FAMILY DWELLINGS	3 UNIT RESIDENTIAL
58 HOLLISTER ST	HOLLISTER REALTY ASSOCIATES LLC	MEDICAL CLINICS & OFFICES	OFFICE
66 HOLLISTER ST	HUNT, MARSHALL	TWO FAMILY DWELLINGS	2 UNIT RESIDENTIAL
67 HOLLISTER ST	THE CHURCH OF OUR SAVIOR	PUBLIC WORSHIP	PUBLIC WORSHIP
71 HOLLISTER ST	MOLLY KATZ MD LLC	MEDICAL CLINICS & OFFICES	OFFICE
79 HOLLISTER ST	SEAN S PROPERTIES LLC	OFFICE - APARTMENTS OVER	MIXED USE
82 HOLLISTER ST	EXCEL DEVELOPMENT CO INC	CHARITIES, HOSPITALS & RETIREMENT HOMES	VACANT
117 KINSEY AVE	BAKST, JEFFREY	PARKING GARAGES / LOTS	PARKING
123 KINSEY AVE	BAKST, JEFFREY	VACANT LAND (COMMERCIAL)	VACANT
125 KINSEY AVE	BAKST, JEFFREY	VACANT LAND (RESIDENTIAL)	VACANT
2418 MACAULEY ST	AUBURN LAND HOLDINGS LLC	CHARITIES, HOSPITALS & RETIREMENT HOMES	VACANT
2426 MACAULEY ST	45 WHT LLC	BANKS	VACANT
212 MCCORMICK PL	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	HAMILTON COUNTY	PARKING
216 MCCORMICK PL	DEERING PROPERTIES IV LLC	VACANT LAND (COMMERCIAL)	VACANT
47 MCMILLAN AVE	45 WHT LLC	BANKS	COMMERCIAL
49 MCMILLAN AVE	AUBURN LAND HOLDINGS LLC	VACANT LAND (COMMERCIAL)	VACANT
55 MCMILLAN AVE	AUBURN LAND HOLDINGS LLC	VACANT LAND (COMMERCIAL)	VACANT
106 WELLINGTON PL	106 WELLINGTON PLACE AN OHIO PTNSHP	DWELLING USED AS OFFICE	DWELLING USED AS OFFICE
114 WELLINGTON PL	114 WELLINGTON PLACE	DWELLING USED AS OFFICE	DWELLING USED AS OFFICE
126 WELLINGTON PL	114 WELLINGTON PLACE LLC	OTHER STRUCTURES (COMMERCIAL)	DWELLING USED AS OFFICE
130 WELLINGTON PL	LAURENS PROPERTY MANAGEMENT LLC	DWELLING USED AS OFFICE	DWELLING USED AS OFFICE

106 WELLINGTON PLACE,  
AN OHIO PTNSHP  
106 WELLINGTON PL  
CINCINNATI, OH 45219

114 WELLINGTON PLACE  
114 WELLINGTON PL  
CINCINNATI, OH 45219

114 WELLINGTON PLACE LLC  
114 WELLINGTON PL  
CINCINNATI, OH 45219

2200 AUBURN AVENUE LLC  
2200 AUBURN AVE  
CINCINNATI, OH 45219

45 WHT LLC  
2718 VINE ST  
CINCINNATI, OH 45219

APRIL 08 PROPERTIES LLC  
2718 VINE ST  
CINCINNATI, OH 45219

ARCHBISHOP OF CINCINNATI TR  
2422 AUBURN AVE  
CINCINNATI, OH 45219

THE AUBURN COMPANY  
2300 AUBURN AVE, #115  
CINCINNATI, OH 45219

AUBURN LAND HOLDINGS LLC  
2718 VINE ST  
CINCINNATI, OH 45219

BAKST, JEFFREY SCOTT  
2406 AUBURN AVE  
CINCINNATI, OH 45219

BAKST, JEFFREY SCOTT TR  
900 ADAMS CROSSING, #1200  
CINCINNATI, OH 45202

BARRISTER BUILDING LLC  
2355 AUBURN AVE  
CINCINNATI, OH 45219

THE CHRIST HOSPITAL  
2139 AUBURN AVE  
CINCINNATI, OH 45219

THE CHURCH OF OUR SAVIOR  
65 HOLLISTER ST  
CINCINNATI, OH 45219

CILO PROPERTIES LLC  
2031 AUBURN AVE  
CINCINNATI, OH 45219

CLIFTON INVESTMENT CO LTD  
669 OHIO PIKE  
CINCINNATI, OH 45245

DEERING PROPERTIES IV LLC  
3427 MANOR HILL DR  
CINCINNATI, OH 45220

DIADEM REALTY INC  
48 E HOLLISTER ST  
CINCINNATI, OH 45219-1704

DORNA HOLLY D TR  
2404 AUBURN AVE  
CINCINNATI, OH 45219

EMC AUBURN HOLDINGS LLC  
2314 AUBURN AVE  
CINCINNATI, OH 45219-2882

EXCEL DEVELOPMENT CO INC  
2403 AUBURN AVE  
CINCINNATI, OH 45219

GREENHUB PROPERTIES LLC  
3430 STETTINIUS AVE  
CINCINNATI, OH 45208

GREINER, A LEE TR  
2411 AUBURN AVE  
CINCINNATI, OH 45219

GUGGER, GREGORY & CYNTHIA  
2240 FLOMAR CT  
CINCINNATI, OH 45233

HALL, JOANNE  
C/O APARTMENT FINDERS  
2300 AUBURN AVE, #115  
CINCINNATI, OH 45219

HALLAM PROPERTIES LLC  
126 WELLINGTON PL  
CINCINNATI, OH 45219

HAMILTON COUNTY BOARD OF  
COMMISSIONERS  
138 E COURT ST, ROOM 603  
CINCINNATI, OH 45202

HAMILTON COUNTY COMMUNITY  
MENTAL HEALTH BOARD  
2350 AUBURN AVE  
CINCINNATI, OH 45219

HARDY, CHRISTOPHER J TR  
5829 WINDSONG CT  
CINCINNATI, OH 45243

HOLLISTER REALTY ASSOC LLC  
58 E HOLLISTER ST  
CINCINNATI, OH 45219

HUNT, MARSHALL  
66 EAST HOLLISTER ST  
CINCINNATI, OH 45219

IONIC REAL ESTATE LLC  
36 HOLLISTER ST  
CINCINNATI, OH 45219

ISAAC GRAVESON LIMITED  
786 OLD LUDLOW AVE  
CINCINNATI, OH 45220

LAURENS PROPERTY  
MANAGEMENT LLC  
4240 HUNT RD  
CINCINNATI, OH 45242

LIFE FORWARD  
AUBURN CENTER LLC  
2415 AUBURN AVE  
CINCINNATI, OH 45219

MEDULLA OBLONGATA  
PROPERTY HOLDINGS LLC  
2021 AUBURN AVE  
CINCINNATI, OH 45219

MERK HOLDINGS OH 1 LLC  
914 CANTERBURY TRAIL  
RICHMOND, IN 47374

MOLLY KATZ MD LLC  
71 E HOLLISTER ST  
CINCINNATI, OH 45219

NEW LIFE PROPERTIES INC  
401 E MCMILLAN ST  
CINCINNATI, OH 45206

NOVAK VENTURES LLC  
26 EAST HOLLISTER STREET  
CINCINNATI, OH 45219

SEAN S PROPERTIES LLC  
5 CAMRAGO CANYON  
CINCINNATI, OH 45243

SHABBAT SHALOM LLC  
24 E UNIVERSITY AVE  
CINCINNATI, OH 45219

T GERSHANOVICH TR  
50 E HOLLISTER ST  
CINCINNATI, OH 45219

UC OZ LLC  
2200 W 5TH AVE, SUITE 120  
COLUMBUS, OH 43215

UNITED STATES DEPT OF THE INTERIOR,  
NATIONAL PARK SERVICE  
2038 AUBURN AVE  
CINCINNATI, OH 45219

VENUS-1 PROPERTY LLC  
42 EAST HOLLISTER ST  
CINCINNATI, OH 45219

VINA HEIGHT LLC  
P O BOX 32183  
CINCINNATI, OH 45232

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

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