

**THE STREET WHERE I LIVE!!!
BY DEBORAH R. MAYS
DENSITY OPPOSITION
NARRATIVE PRESENTATION**

GOOD AFTERNOON, MY NAME IS DEBBIE MAYS; I HAVE BEEN A RESIDENT OF THE PENDLETON HISTORIC DISTRICT FOR MORE THAN FOURTEEN YEARS ... SINCE I AM NOT ABLE TO DO THE POWERPOINT PRESENTATION I PREPARED, HERE IS MY NARRATIVE VERSION.

THE STREET WHERE I LIVE IS THE 500 BLOCK OF EAST 12TH IN THE PENDLETON HISTORIC DISTRICT. THE 500 BLOCK BEGINS AT EAST 12TH AND PENDLETON (WHERE THE VERDIN BELL EVENT CENTRE IS LOCATED ON THE SOUTHWEST CORNER) ... THEN TRAVELS EASTBOUND TO READING ROAD (ACROSS THE STREET FROM THE HARD ROCK CASINO AUTO ENTRANCE) .

WHETHER TRAVELING EASTBOUND ON EAST 12TH ... OR WESTBOUND ON EAST 13TH, YOU WILL NOTICE THESE STREETS ARE NARROW; AND THE ON-STREET PARKING SPACES ARE USUALLY FULL!!!

THE 500 BLOCK OF EAST 12TH IS DIVIDED INTO A RESIDENTIAL SECTION (WHICH RUNS FROM 500 TO 526), WHILE THE COMMERCIAL SECTION RUNS FROM 528 TO 600. LOOKING AT A RECENT VICINITY MAP, I NOTICED CINCINNATI'S ZONING CODES LIST THE RESIDENTIAL SECTION AS RM-0.7 ... AND THE COMMERCIAL SECTION AS CC-P.

THIS VICINITY MAP ALSO SHOWS TWO PROPOSED SITES FOR NEW, INFILL CONSTRUCTION. WHILE RESEARCHING THESE TWO SITES, I DISCOVERED AN EARLY 1900s STREET MAP THAT SHOWED:

- **528 EAST 12TH STREET WAS A LUMBER YARD THAT HAS NEVER HAD ANY TYPE OF LARGE RESIDENTIAL OR COMMERCIAL BUILDING CONSTRUCTED ON IT. TODAY, YOU WILL FIND A PARKING AND A NON-CONTRIBUTING STORAGE GARAGE.**
- **600 EAST 12TH STREET WAS A SERIES OF BRICK AND WOODFRAME APARTMENT BUILDINGS ALONG READING ROAD.**

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**THE CINCINNATI CITY PLANNING & ENGAGEMENT DEPARTMENT'S
PROPOSED ZONING CODES TEXT AMENDMENTS STATE:**

Section 1409-09 “Development Regulations – Commercial Districts”

- **Removes the minimum lot size requirement of 700 square feet per residential unit (new construction) in all Commercial zoning districts.**
- **Removes the minimum lot size requirement of 500 square feet per residential unit (using an existing building) in all Commercial zoning districts.**

WHEN YOU CALCULATE THE ABOVE INTO REAL TERMS:

- **AT 528 EAST 12TH STREET, 19 UNITS ARE ALLOWED BY THE CURRENT ZONING CODE. THE DENSITY VARIANCE WAS GRANTED TO BUILD 33 UNITS (REPRESENTING 14 MORE THAN ALLOWABLE).**
- **AT 600 EAST 12TH STREET, 14 UNITS ARE ALLOWED BY THE CURRENT ZONING CODE. THE DENSITY VARIANCE WAS GRANTED TO BUILD 23 UNITS (REPRESENTING 9 UNITS MORE THAN ALLOWABLE).**
- **THE NUMBER OF UNITS IS BASED ON THE SQUARE FOOTAGE OF THE LOT. BOTH PROJECTS ALSO RECEIVED VARIANCES TO REDUCE THE REAR SETBACK AND BUILD CLOSER TO THE ALLEY.**

FOUR LOW-INCOME HOUSING TAX CREDIT AND TAX ABATEMENT APARTMENT BUILDINGS CURRENTLY EXIST WITHIN THE RESIDENTIAL SECTION BETWEEN 500 AND 526 EAST 12TH. ADDING 56 NEW INFILL CONSTRUCTED UNITS (WITHOUT ANY OFF-STREET PARKING) ONLY INCREASE THE DAILY CHALLENGES FACED BY THOSE RESIDENTS WHO MUST SECURE ON-STREET PARKING.

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OTHER QUALITY OF LIFE CONCERNS INCLUDE:

- **THE NARROWNESS OF BOLIVAR ALLEY TO ACCESS PROPOSED HANDICAP ACCESSIBLE AS WELL AS STAFF PARKING IN THE REAR.**
- **FIRE AND PUBLIC SAFETY – DEMONSTRATED BY A SEPTEMBER 2021 FIRE AT THE REAR OF 533 EAST 13TH STREET, WHERE FRONT ACCESS TO THE BUILDING PLUS BOLIVAR ALLEY COULD NOT BE UTILIZED. A FIRE LADDER HAD TO ENTER 528 EAST STREET'S PARKING LOT TO EXTINGUISH THE MINOR FIRE. (NOTE: WHAT WOULD HAVE BEEN THE OUTCOME HAD A 33-UNIT APARTMENT BUILDING BLOCKED ALL ACCESS TO THIS REAR APARTMENT???)**
- **STREET BLOCKAGES WHEN LARGE SERVICE TRUCKS (FOR EXAMPLE, DAILY DELIVERY SERVICES, SUCH AS FEDERAL EXPRESS, UNITED PARCEL SERVICE OR PRIME; WEEKLY GARAGE PICK-UPS; OR SEWAGE REMOVAL SERVICES).**
- **PROPER TRASH STORAGE AREAS LOCATED ON-SITE.**
- **ON-GOING PARKING SHORTAGES IN BOTH RESIDENTIAL AND COMMERCIAL SECTIONS.**
- **MOST CRITICAL TO PENDLETON'S LONG-TERM HISTORY, PRESERVING THE REMAINING PENDLETON HISTORIC STRUCTURES IN THE COMMERCIAL SECTION OF THE 500 BLOCK OF EAST 12TH STREET. ALL FUTURE NEW, INFILLBUILDINGS SHOULD RESPECT EXISTING HISTORIC PRESERVATION GUIDELINES!!!**

THANK YOU!!!