

December 20, 2022

To: Members of the Equitable Growth & Housing Committee

From: Sheryl M. M. Long, City Manager 202202150

Subject: Emergency Notwithstanding Ordinance – Permitting an HVAC Business (Harnist & Corcoran) at 4924 Winton Road in Spring Grove Village and Winton Hills

Transmitted is an Emergency Ordinance captioned:

AUTHORIZING the redevelopment of the real property located at 4924 Winton Road in the Spring Grove Village and Winton Hills neighborhoods for use as an office and indoor storage facility **NOTWITHSTANDING** the use and development limitations contained in Chapter 1403, “Single-Family,” of the Cincinnati Municipal Code, Chapter 1433, “Hillside Overlay Districts,” relating to the addition of the three-bay garage, and any other applicable zoning regulations that would restrict the property’s redevelopment.

The City Planning Commission recommended approval of the emergency ordinance at its December 2, 2022 meeting.

Summary

Harnist & Corcoran’s current location in South Fairmount is being appropriated by the City for the Western Hills Viaduct Replacement project, and they are proposing relocation to the site at 4924 Winton Road in Spring Grove Village and Winton Hills. The proposed site has zoning conflicts regarding the proposed use and necessary site modifications, which the applicant is looking to resolve through the Notwithstanding Ordinance.

The City Planning Commission recommended the following on December 2, 2022 to City Council:

APPROVE the proposed Notwithstanding Ordinance permitting an HVAC business (Harnist & Corcoran) at 4924 Winton Road in Spring Grove Village and Winton Hills with the following conditions:

1. The proposed development substantially conforms to the site plan as submitted, including:
 - a. Construction of an approximately 2,500 sq. ft. garage located in the rear of the existing gravel parking lot
 - b. Paving of the existing gravel parking lot
 - c. Installation of a new 10 by 15 foot sign in front of the building
 - d. Installation of a shed roof over the existing loading dock
 - e. Installation of a 6 foot high replacement fence surrounding the loading area
 - f. Parking expansion on the south side of the existing building (approximately 800 sq. ft.)

2. All site work and regrading, excluding what is necessary for the addition of the 3-bay garage, will remain subject to the regulations of the Hillside Overlay.
3. The Notwithstanding Ordinance does not provide relief from any other code except necessary zoning modifications.

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