

EXHIBIT A

Proposed Notwithstanding Ordinance for City Gospel Mission's Having the Courage to Change Program in Mt. Auburn

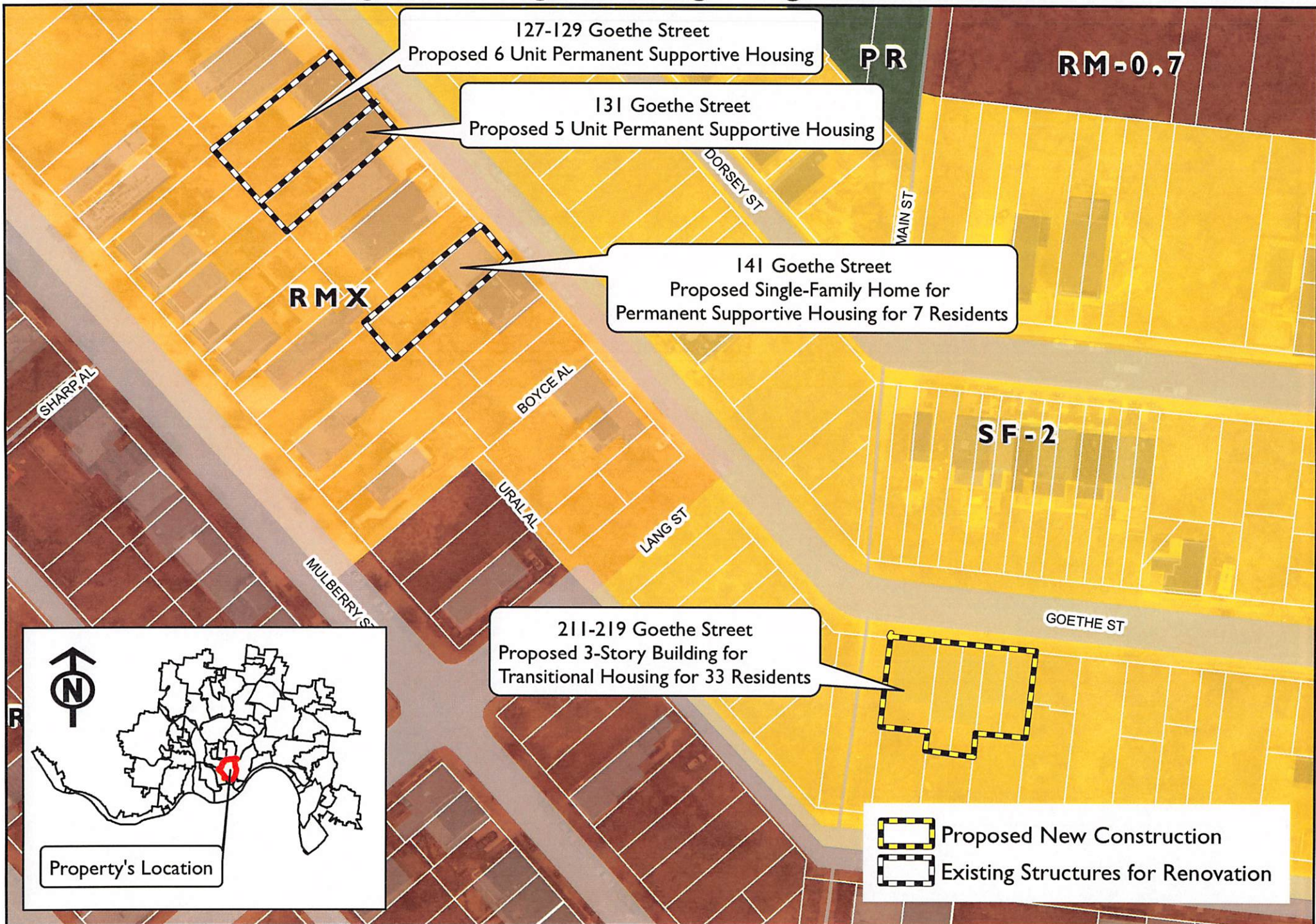
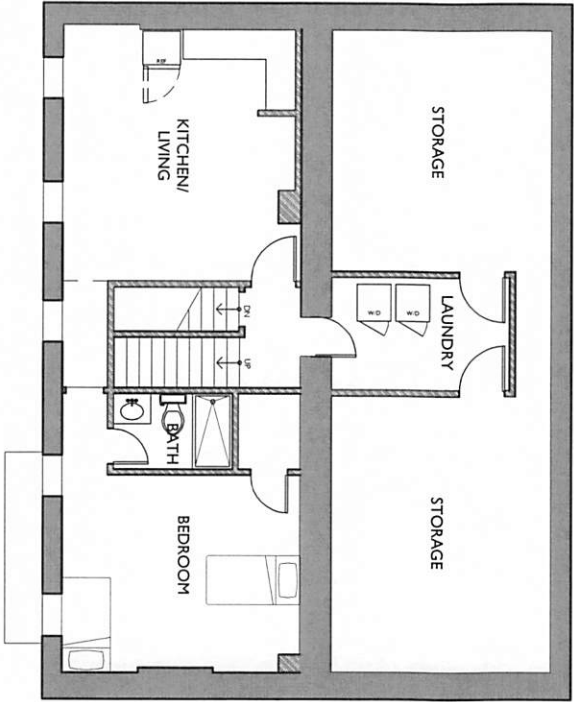
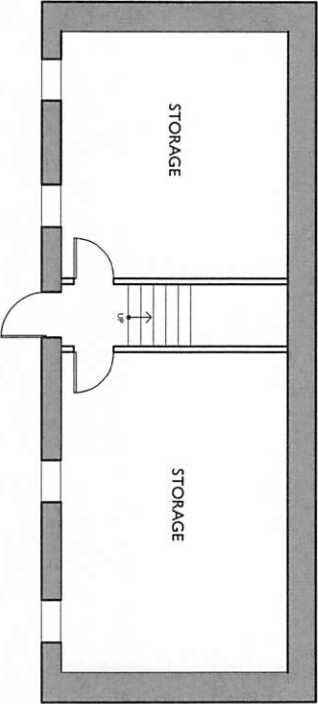
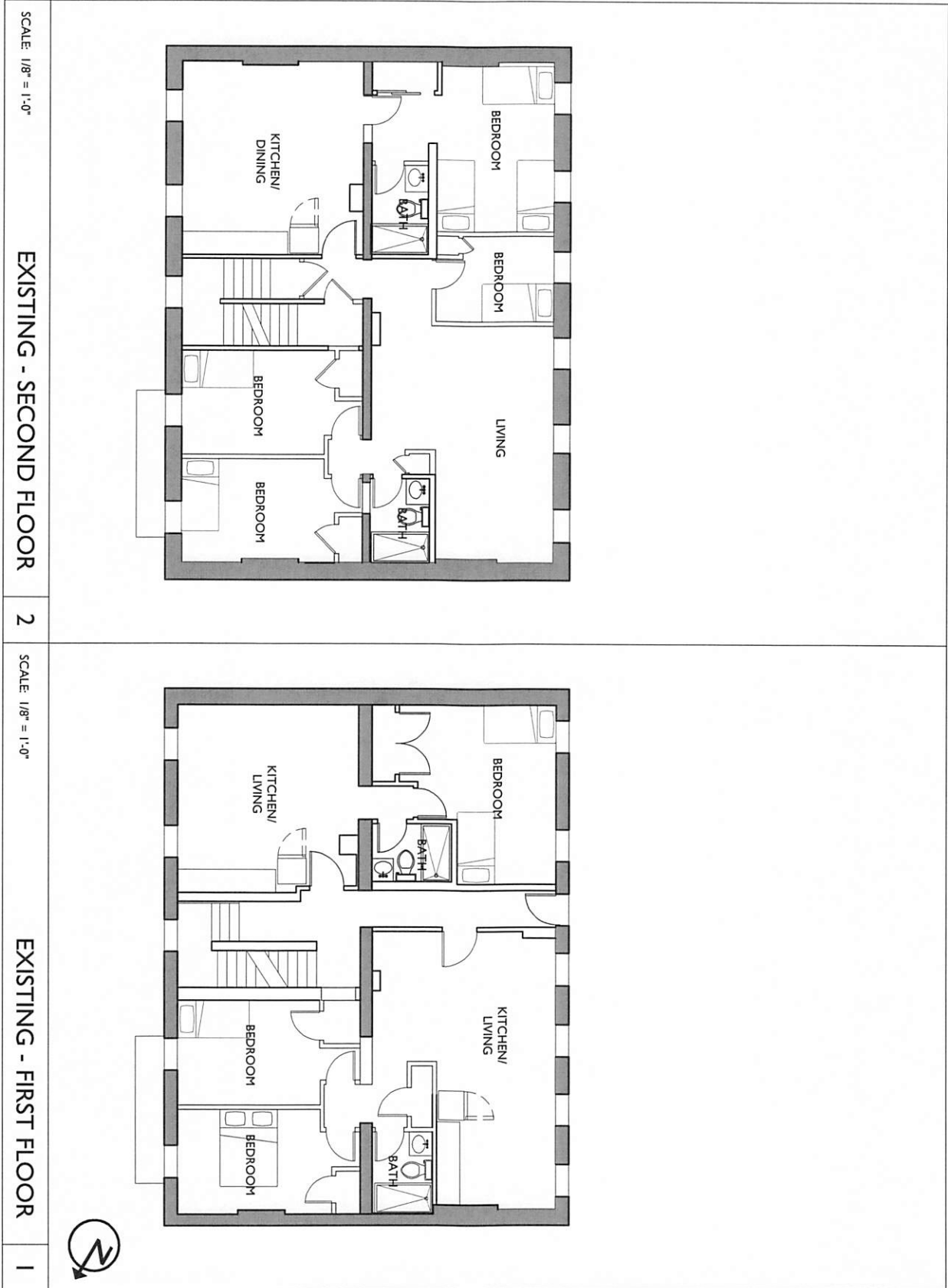


EXHIBIT B

<p>SCALE: 1/8" = 1'-0"</p> <p>EXISTING PLAN - BASEMENT</p> <p>B</p>	
<p>SCALE: 1/8" = 1'-0"</p> <p>EXISTING PLAN - SUB BASEMENT</p> <p>SB</p>	



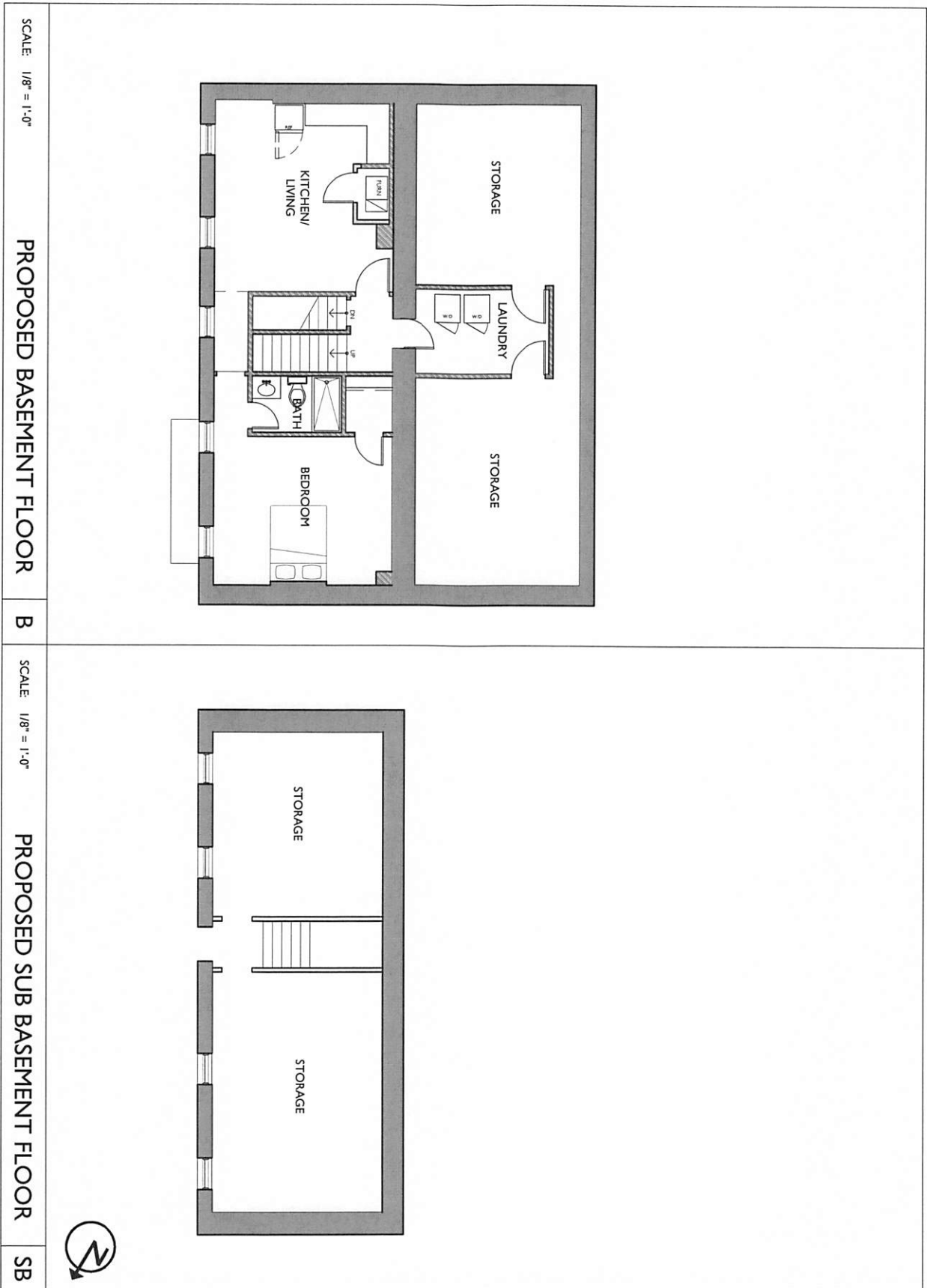
RENOVATIONS FOR:
COURAGE TO CHANGE
 127-129 GOETHE
 X1.0

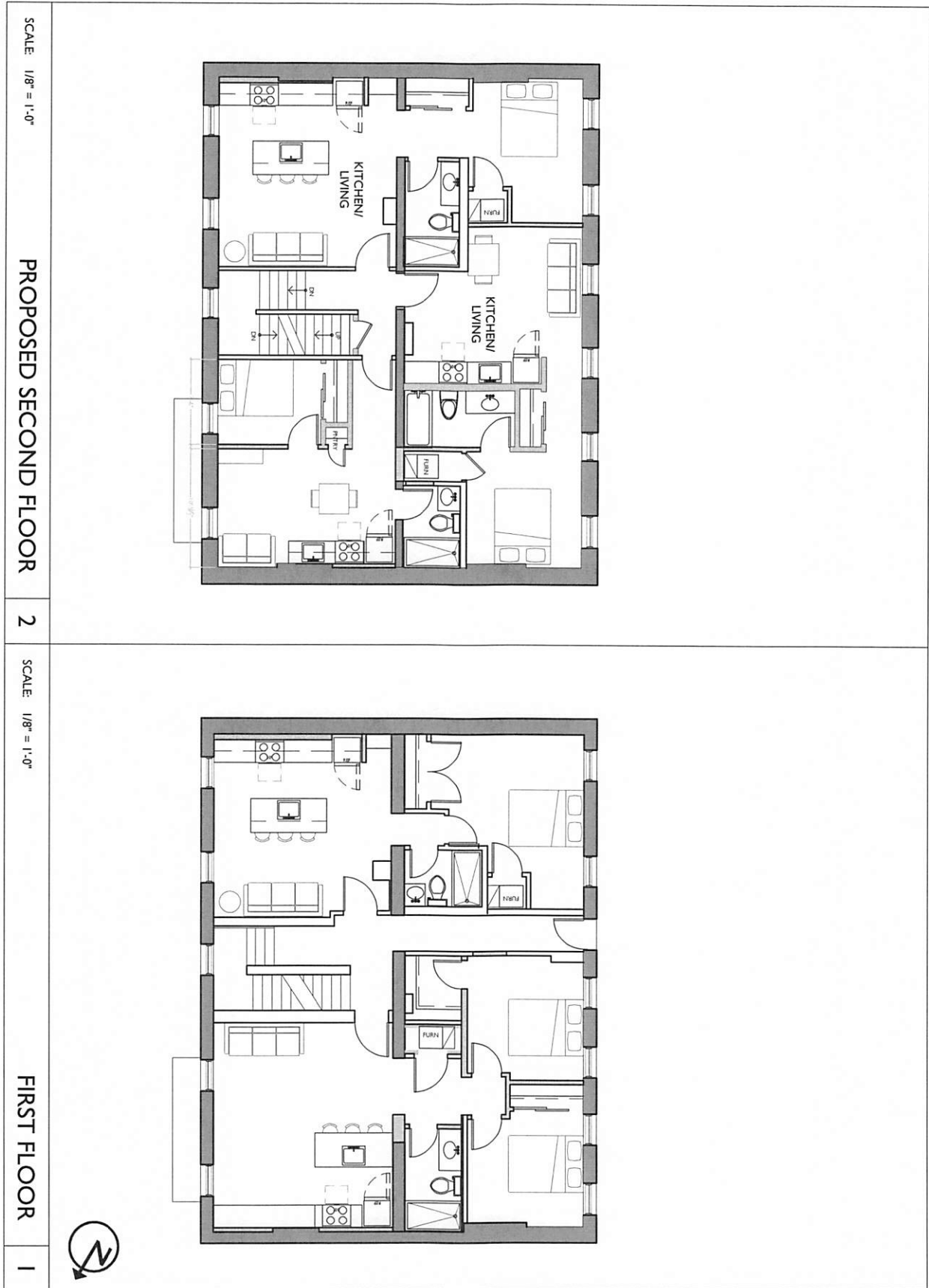


RENOVATIONS FOR:
X | I **COURAGE TO CHANGE**
127-129 GOETHE
 10.14.2020

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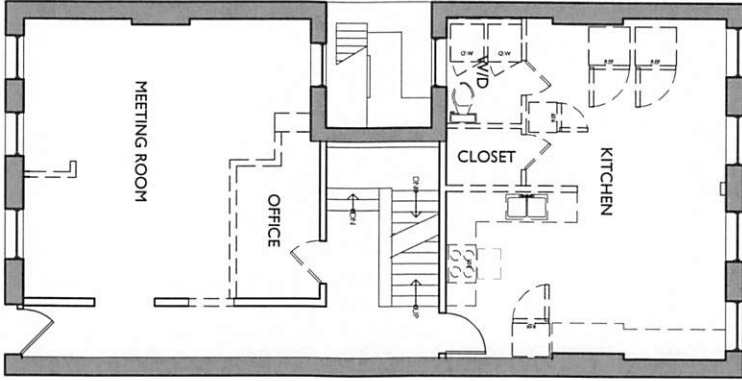
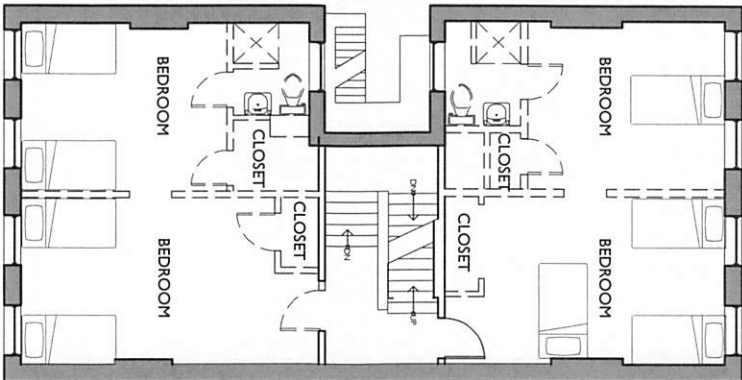


RENOVATIONS FOR:
AI.I **COURAGE TO CHANGE**
127-129 GOETHE
 10.14.2020

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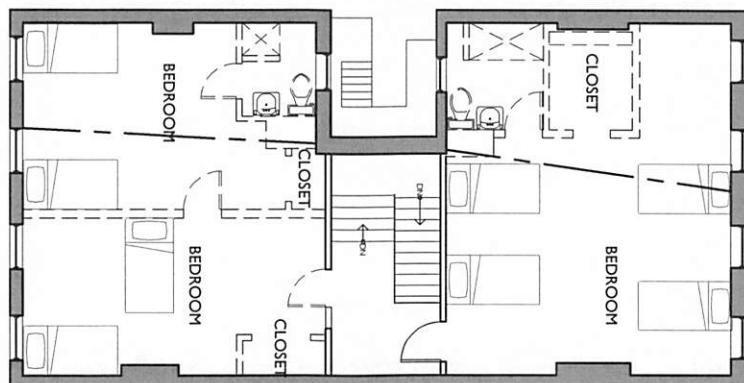
EXHIBIT C

<p>SCALE: 1/8" = 1'-0"</p> <p>SUB-BASEMENT</p>	
<p>SCALE: 1/8" = 1'-0"</p> <p>PROPOSED BASEMENT PLAN</p> <p>B</p>	

<p>SCALE: 1/8" = 1'-0"</p> <p>EXISTING FIRST FLOOR</p> <p>1</p>	 <p>MEETING ROOM</p> <p>OFFICE</p> <p>KITCHEN</p> <p>CLOSET</p> <p>W/D</p>
<p>SCALE: 1/8" = 1'-0"</p> <p>EXISTING SECOND FLOOR PLAN</p> <p>2</p>	 <p>BEDROOM</p> <p>BEDROOM</p> <p>BEDROOM</p> <p>BEDROOM</p> <p>CLOSET</p> <p>CLOSET</p> <p>CLOSET</p> <p>CLOSET</p>



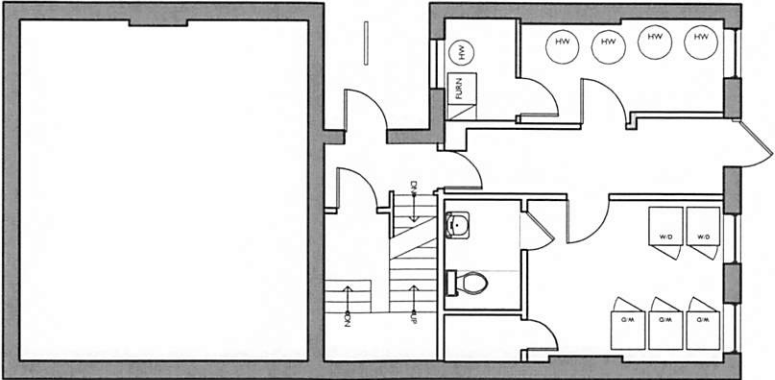
EXISTING THIRD FLOOR PLAN

 ω 

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:
COURAGE TO CHANGE
131 GOETHE ST.
10.14.2020

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<p>SCALE: 1/8" = 1'-0"</p> <p>SUB-BASEMENT</p>	
<p>SCALE: 1/8" = 1'-0"</p> <p>PROPOSED BASEMENT PLAN</p>	

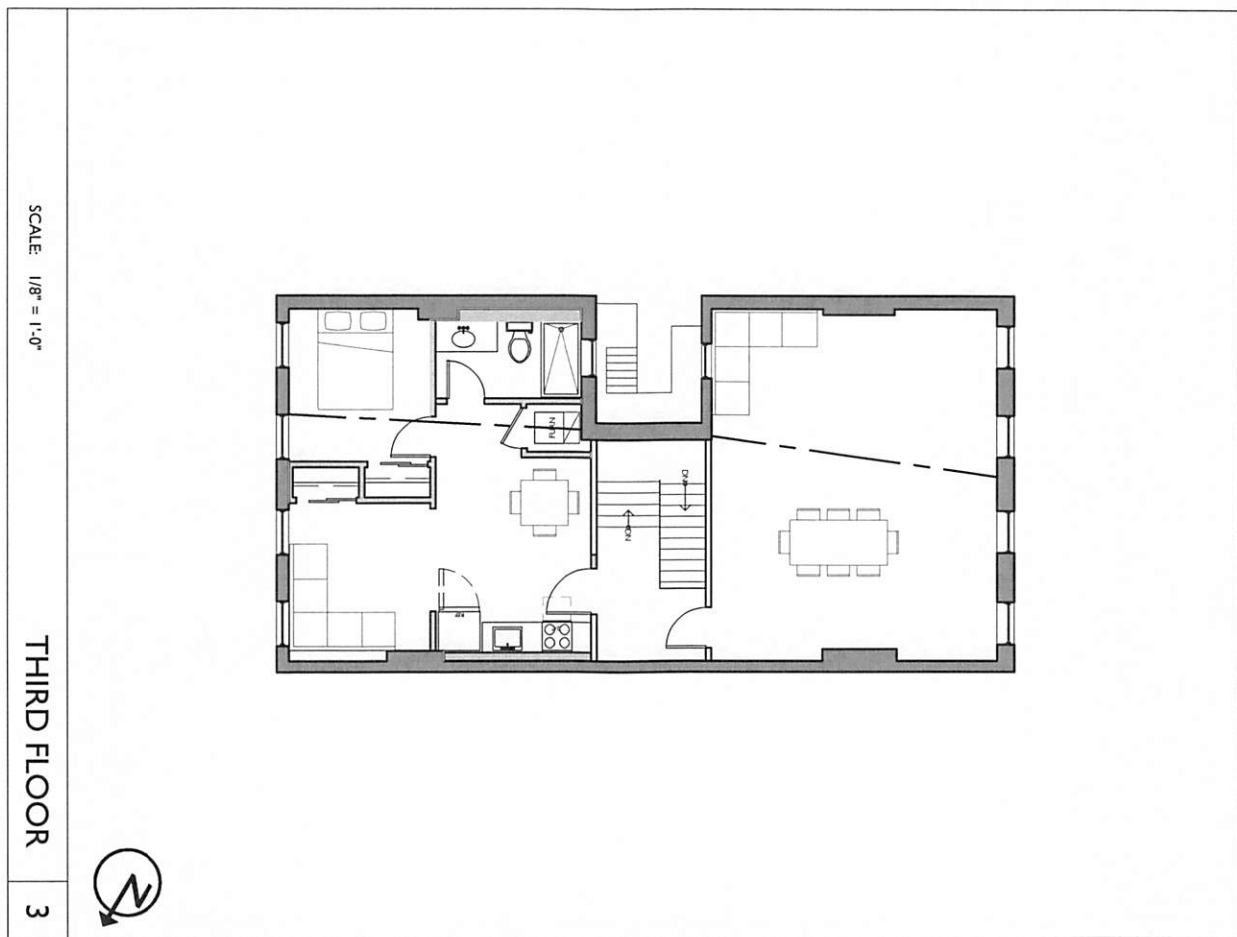
<p>SCALE: 1/8" = 1'-0"</p> <p>FIRST FLOOR</p> <p>1</p>	 <p>A detailed architectural floor plan of the first floor. The plan shows a symmetrical layout with a central hallway and stairs. On the left side, there is a living area with a sofa and a fireplace, a dining area with a table and chairs, and a kitchen with a stove and sink. On the right side, there is a living area with a sofa and a fireplace, a dining area with a table and chairs, and a kitchen with a stove and sink. The plan also shows several bedrooms, bathrooms, and a central staircase.</p>
<p>SCALE: 1/8" = 1'-0"</p> <p>SECOND FLOOR</p> <p>2</p>	 <p>A detailed architectural floor plan of the second floor. The plan shows a symmetrical layout with a central hallway and stairs. On the left side, there is a living area with a sofa and a fireplace, a dining area with a table and chairs, and a kitchen with a stove and sink. On the right side, there is a living area with a sofa and a fireplace, a dining area with a table and chairs, and a kitchen with a stove and sink. The plan also shows several bedrooms, bathrooms, and a central staircase.</p>



RENOVATIONS/ADDITIONS/NEW BUILDING FOR:
AI.I **COURAGE TO CHANGE**
 131 GOETHE ST.
 10.14.2020

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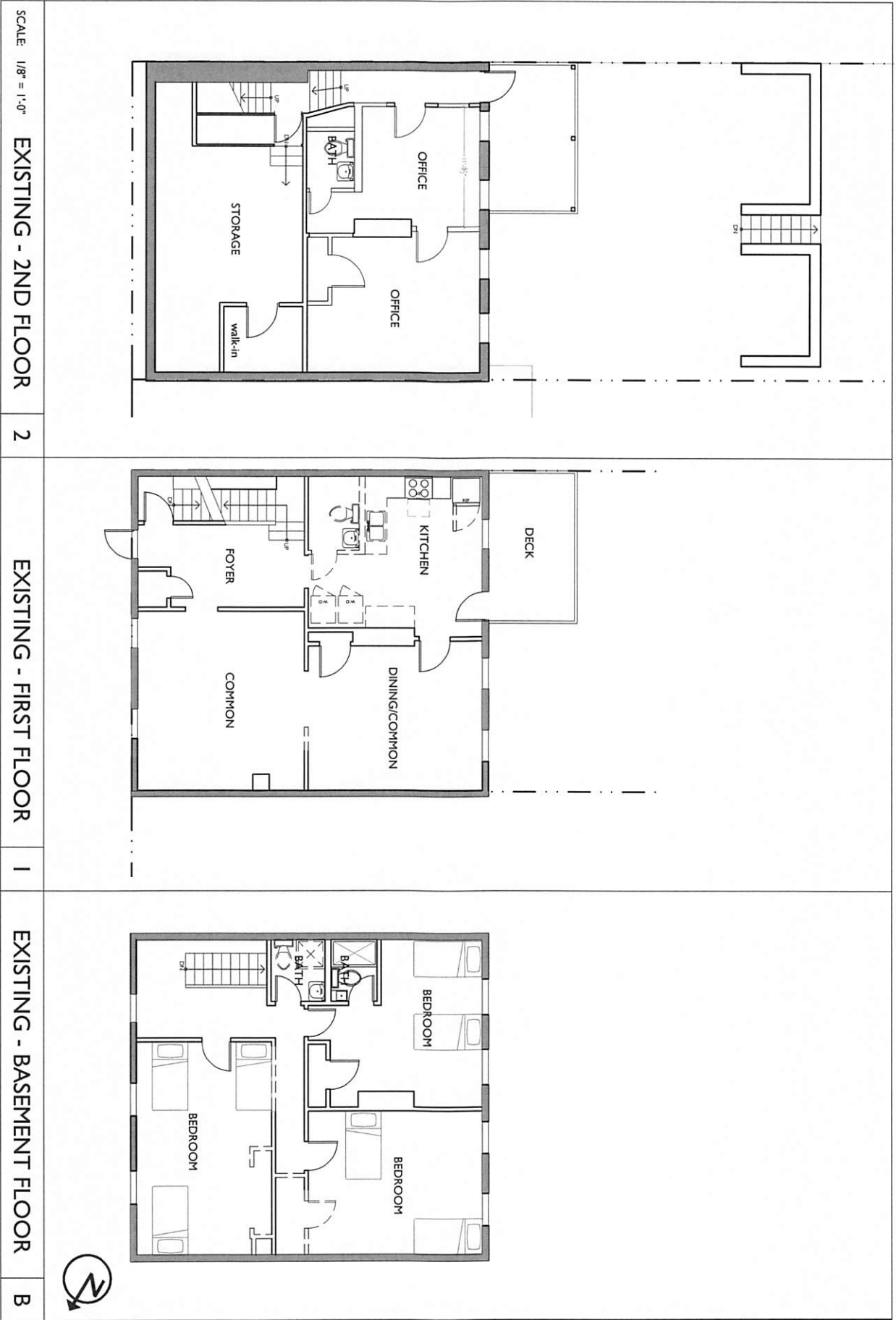


RENOVATIONS/ADDITIONS/NEW BUILDING FOR:
COURAGE TO CHANGE
 131 GOETHE ST.
 10.14.2020

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EXHIBIT D



RENOVATIONS FOR:
COURAGE TO CHANGE
141 GOETHE

EXHIBIT E

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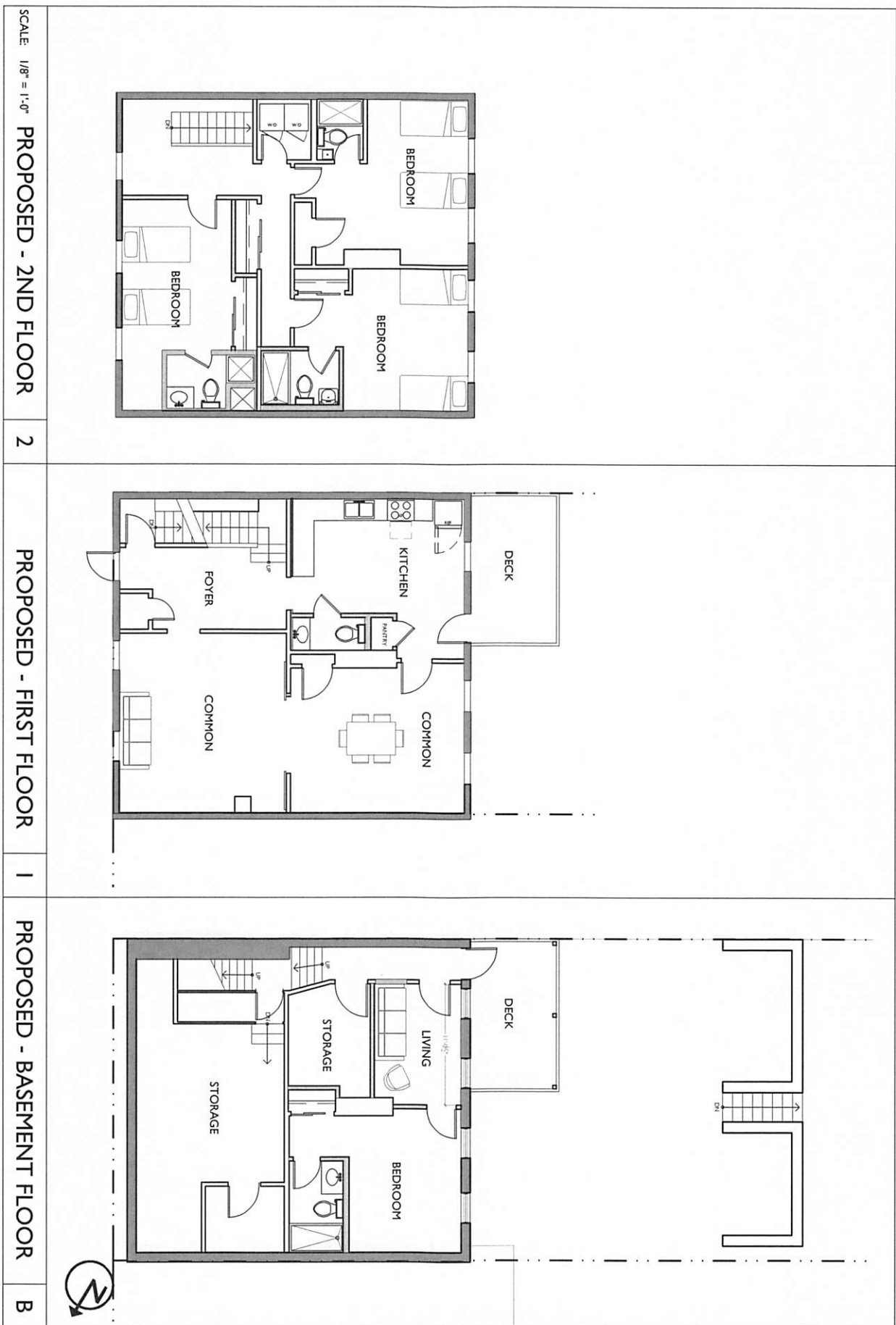
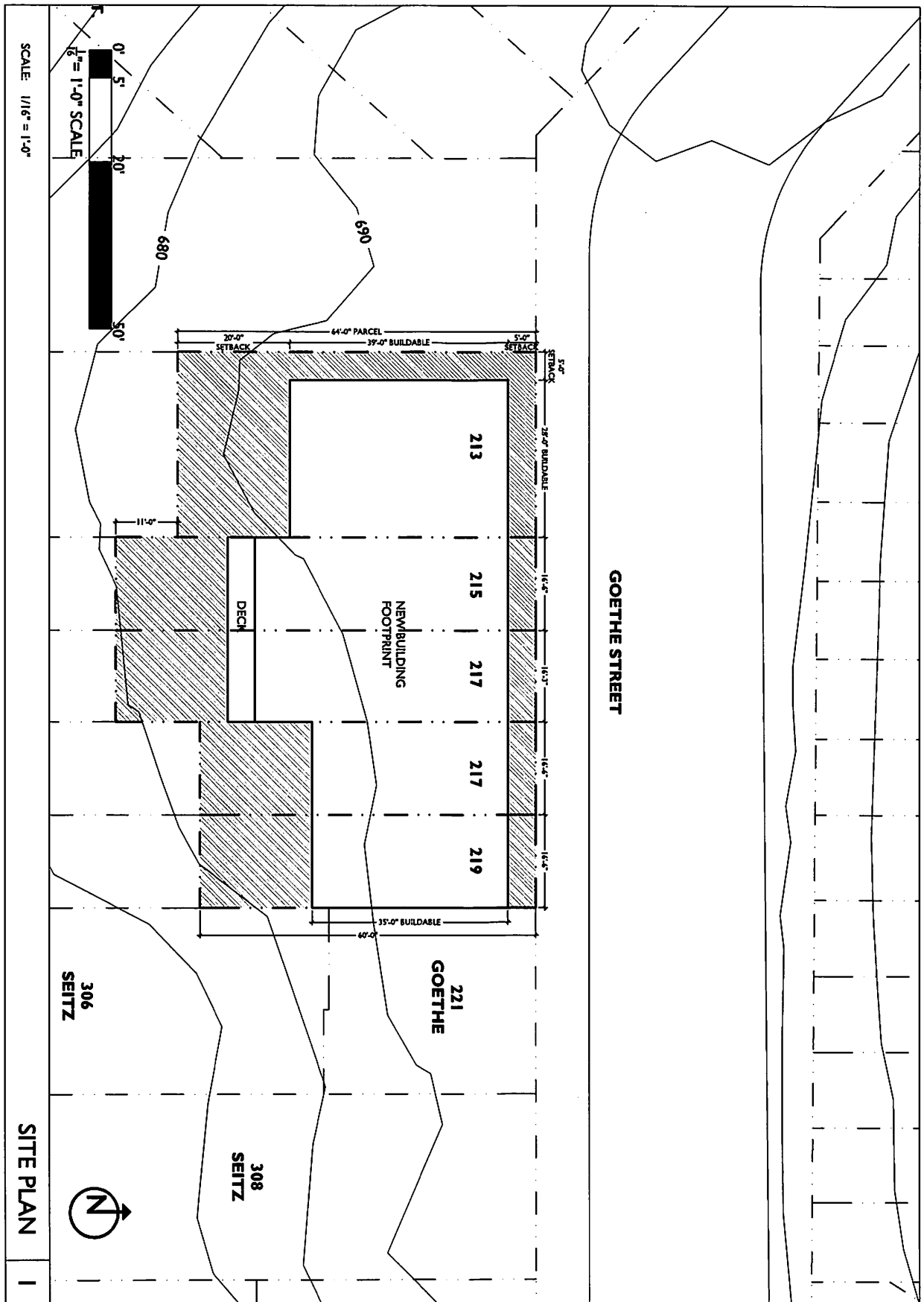


EXHIBIT E



A0.01

NEW BUILDING FOR:
HAVING THE COURAGE TO CHANGE
213-219 GOETHE ST.
 2.3.2020

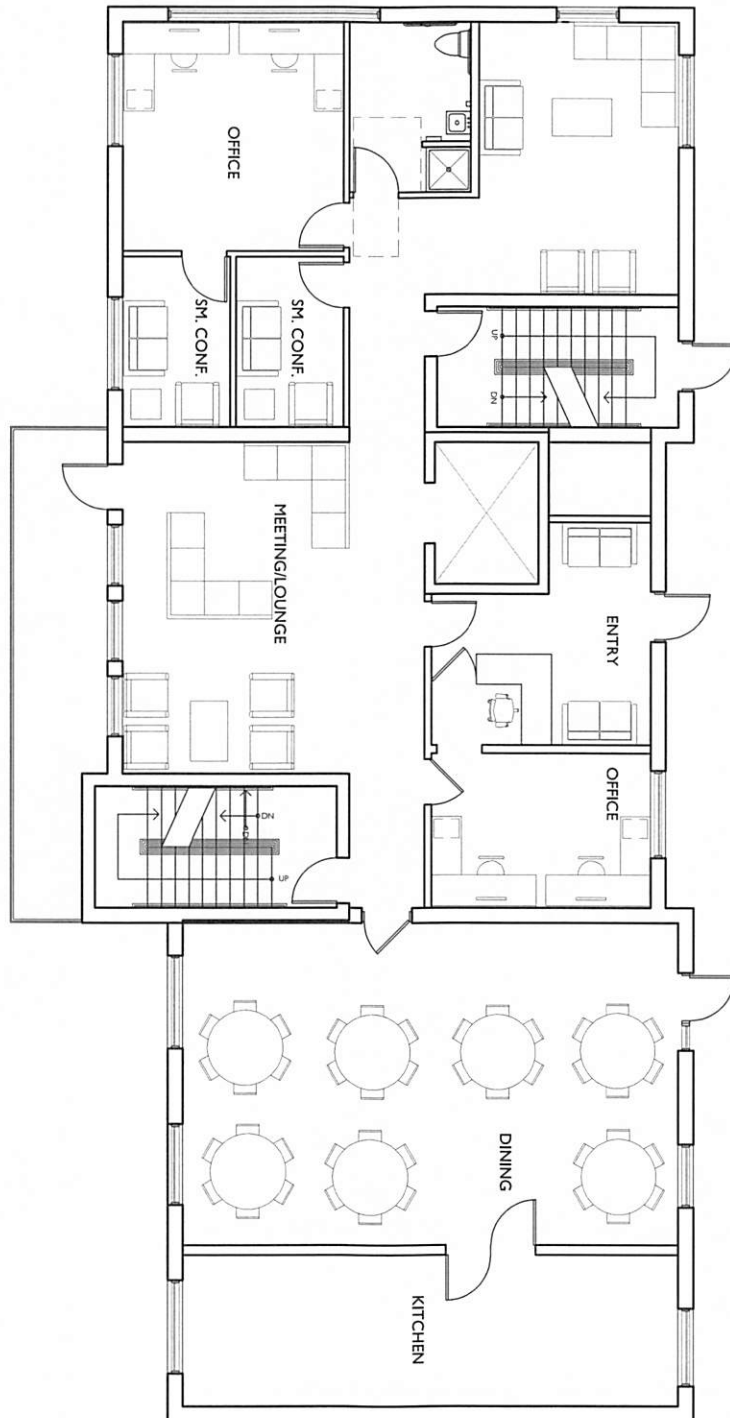
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SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

1

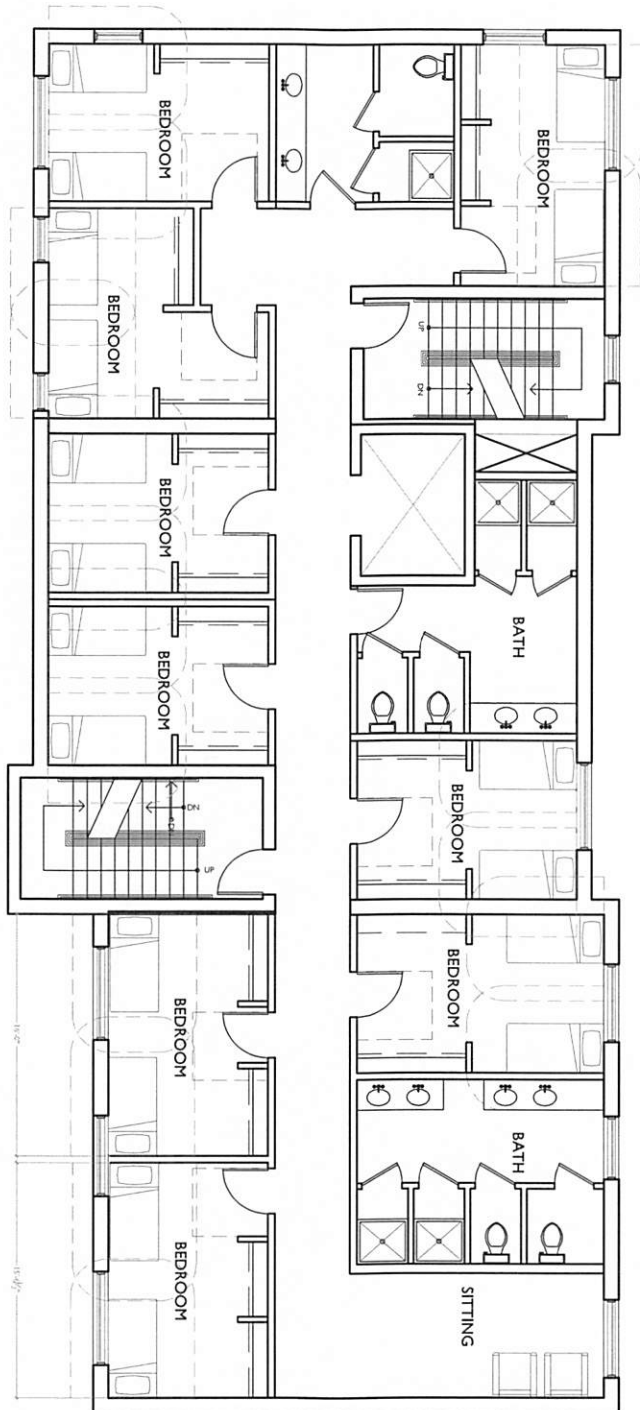


NEW BUILDING FOR:
Courage to Change
211-219 GOETHE STREET
2.18.2021

AI.II

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

SECOND + THIRD FLOOR PLAN

1

A1.12

NEW BUILDING FOR:
Courage to Change
 211-219 GOETHE STREET
 2.18.2021

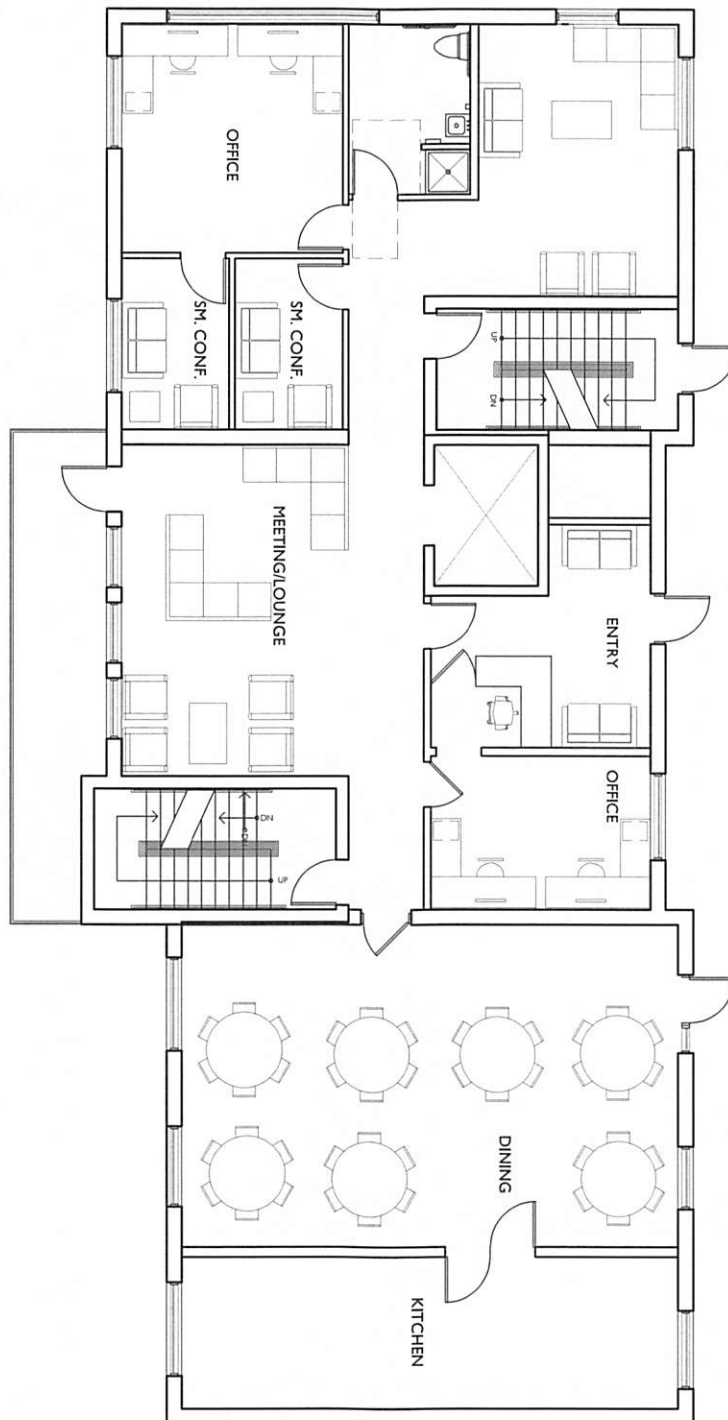
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SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

1

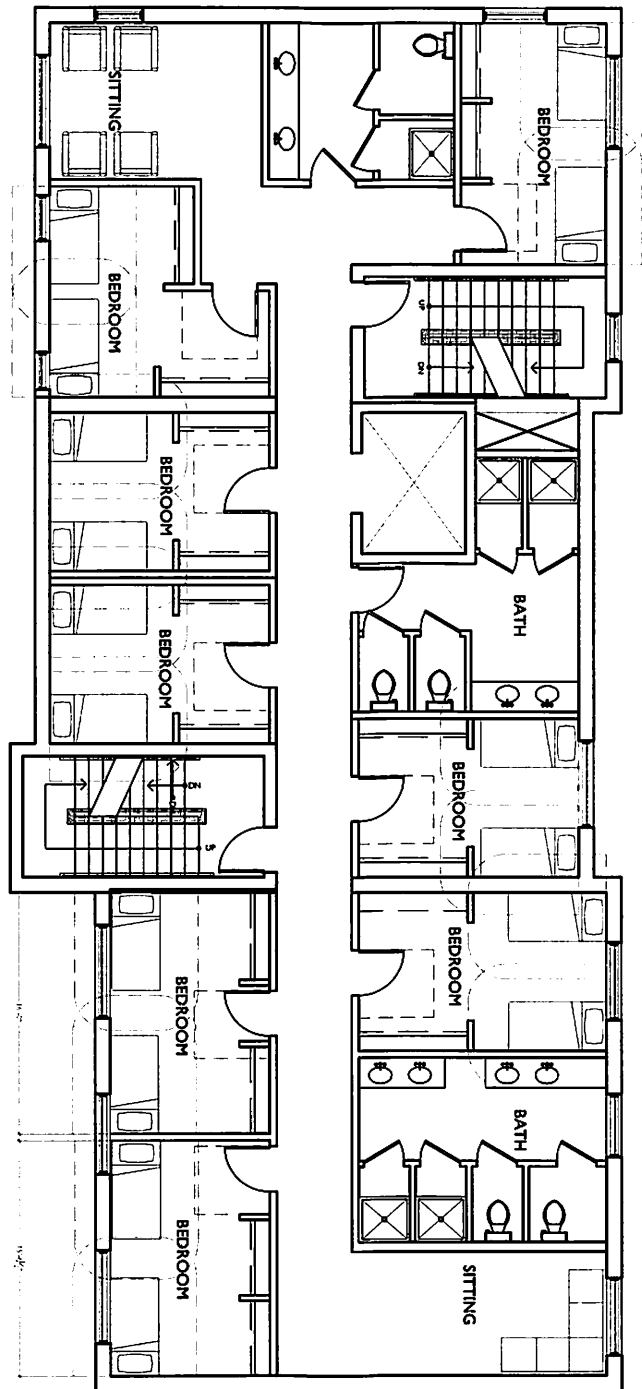


NEW BUILDING FOR:
Courage to Change
211-219 GOETHE STREET
3.8.2021

AI.11

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

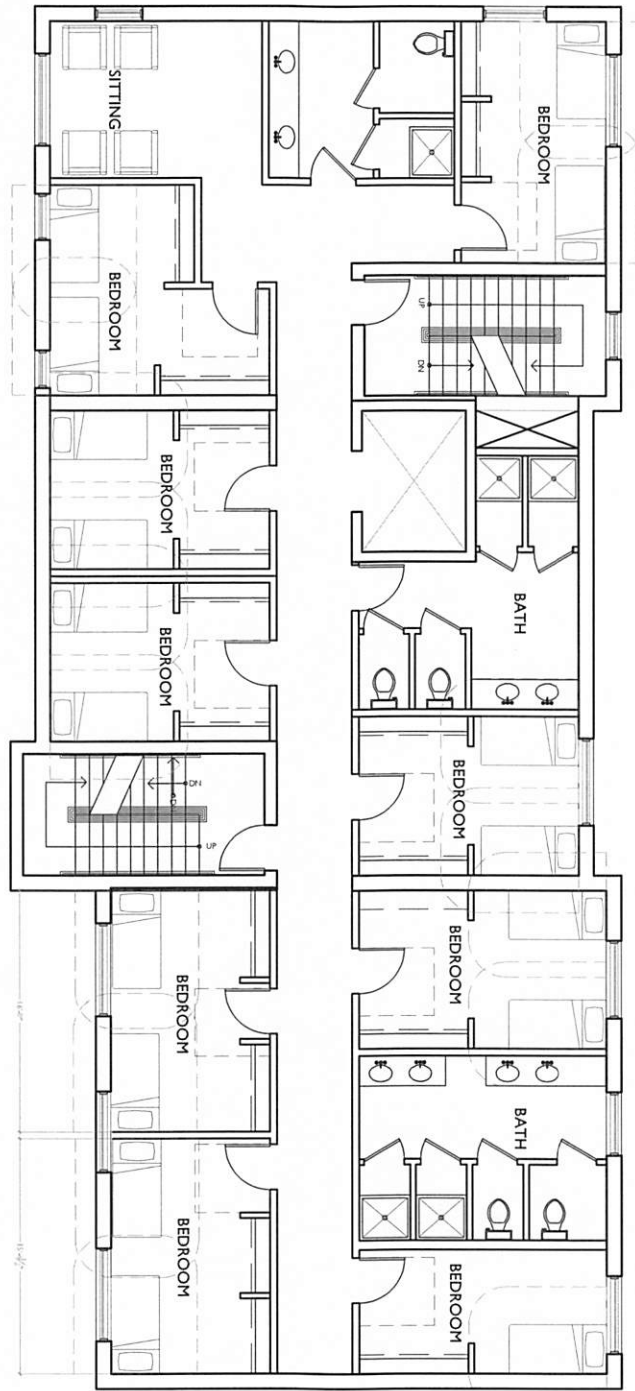
SECOND FLOOR PLAN

1

NEW BUILDING FOR:
Courage to Change
 211-219 GOETHE STREET
 3.8.2021

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

THIRD FLOOR PLAN

1

NEW BUILDING FOR:
Courage to Change
 211-219 GOETHE STREET
 3.8.2021

A1.13

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EXHIBIT F

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09 March 2021

Katherine Keough-Jurs
Director of the Department of City Planning
805 Central Ave.
Suite 720
Cincinnati, Ohio 45202

Ms. Keough-Jurs:

This letter is a revised request to our letter of 7 December 2020, incorporating revisions from recent Planning Commission and facilitated neighborhood meetings.

The three existing properties on Goethe Street, 141, 131 and 127-129, currently house the all-women recovery network of Having the Courage to Change, affiliated with City Gospel Mission. The recovery network has operated out of these buildings for over twenty years, and the time has come to expand to serve more people in our time of need. Goethe street is currently split into two separate zoning districts: RMX and SF-2. The existing properties at 141, 131, and 127-129 Goethe Street, at the west end, currently reside in the RMX district, while a proposed new structure at 211-219 Goethe Street would reside in the SF-2 district on the east end of the street. The proposed expansion of the program would be to move the Transitional 5-6 portion of the program to a new building at 211-219 Goethe Street, and for the existing buildings to become permanent, supportive, affordable housing for participants in the later phases of the program, or for those who have graduated the program.

The three existing buildings would be rehabilitated into permanent supportive housing, as well as one single family home with up to seven unrelated participants. 127-129 Goethe Street would be converted into 6 apartments, with one two-bedroom unit and five one-bedroom units. A laundry room will be included in the building for the tenants. 131 Goethe Street would be converted into 5, one-bedroom permanent supportive housing units with a communal gathering space, as well as on site laundry. 141 Goethe Street would remain a single-family home, that would house seven unrelated people. The current RMX district does not allow more than three dwelling units per building, which will be exceeded by both 127-129 and 131 Goethe Street. The zoning code also indicates that a single-family residence be made up of no more than 5 unrelated people living together, which would be exceeded by 141 Goethe Street. Parking for the residents of the new apartments and the single-family home with 7 unrelated people would be limited to 6 parking spaces. Due to the

density of the street and the existing nature of the buildings, on street parking is all that can be provided.

211-219 Goethe Street is proposed to be a 3-story building with walk out basement, that would house the first three phases of the 'Having the Courage to Change's' Women's recovery network. It would include classrooms, offices for staff, a large communal kitchen and dining room, and house up to 33 participants. The facility will be in an SF-2 zoned district, where level 5 and 6 Transitional Housing is not permitted. The proposed property also does not directly abut another zoning district where level 5 and 6 transitional housing is permitted, nor is the property large enough, at .147 acres, to meet the requirements for a PD district. Level 5 and 6 Transitional Housing is only permitted in OG, IR, DD, MG, CC-M, CC-A, and CG-A. To move the new facility into one of these zones would remove the participants from the established Campus and recovery network that is currently provided by the existing established buildings, and the community/support system that the neighbors on Goethe provide. The 33 possible participants, and staff, would also exceed the allowable density limitations of any of the allowable residential, or group residential uses in the area. The participants would not be permitted to have vehicles, but eight staff parking spaces will be required for the new facility, which would only be able to be provided as on street parking due to the Single-Family zone restricting parking lots.

Thank you for your time and consideration of our project, and your help in navigating this process so that City Gospel Mission can work to reach more women in their time of need.

Kurt Platte
Architect + Owner
Platte Architecture + Design