

SUBJECT: A report and recommendation on a proposed map amendment to add Urban Parking Overlay District #2: "Camp Washington", as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to a portion of Camp Washington.

ATTACHMENTS:

Provided, in addition to this report, are the following attachments:

- Exhibit A – Location Map
- Exhibit B – Request for an Urban Parking Overlay District from Camp Washington Community Board
- Exhibit C – Letter of Support from Camp Washington Community Council
- Exhibit D – Letter of Opposition from Christopher Cain

BACKGROUND:

On August 7, 2013, Cincinnati City Council approved Ordinance 259-2013 for text amendments to the Cincinnati Zoning Code (CZC) to modify Chapter 1411, "Downtown Development Districts" and Chapter 1425, "Parking and Loading Regulations" to reduce the minimum parking requirements for residential uses in the Downtown neighborhood of Cincinnati and to create Urban Parking Overlay Districts to make it possible for City Council to eliminate minimum parking requirements in the areas it determines to be appropriate. § 1425-04 of the CZC, that allows City Council to establish Urban Parking Overlay Districts within which the provisions of Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 of the Zoning Code, do not apply.

In early 2019, Camp Washington requested a zone change in the southern portion of their Neighborhood Business District (NBD) to Urban Mix to fulfill a recommendation of the recently approved *Made in Camp* (2018) plan to create a mixed-use NBD (p.11). During the zone change process, Urban Parking Overlay District no. 1: "Walkable Urban Core" was being established in Downtown, Over-the-Rhine, Pendleton, and portions of Mount Auburn and West End. Seeing this, Camp Washington leaders and some property owners expressed interest in potentially applying an Urban Parking Overlay District (UPOD) in a portion of Camp Washington.

On March 1, 2021, the Camp Washington Community Board formally requested an Urban Parking Overlay District, along with a map of the desired boundary (Exhibit B). The proposal is to create Urban Parking Overlay District #2, "Camp Washington", in a portion of Camp Washington, as an overlay district to eliminate all off-street parking requirements in the area within the Overlay District, except for the physical location of parking, should any be provided.

The boundary, which was requested by the Camp Washington Community Board as shown in Exhibit B, contains all of the non-Manufacturing General zoning that isn't I-75 right-of-way, with the exception of Planned Development 39 (PD-39) and Planned Development 90 (PD-90). It also includes the northwest corner of Spring Grove Avenue and Hopple Street as these buildings have commercial or residential character.

PUBLIC COMMENT:

A public staff conference was held on May 18, 2021. Notice was sent to every property owner in the proposed Urban Parking Overlay District, along with the Camp Washington Community Board and Camp Washington Community Council. Eight members of the public attended the public staff conference. Everyone was generally in support of the proposal, including some business owners who were waiting for this proposal to go through before making additional investments in the neighborhood. There were questions as to what might happen for residential property that does not have off-street parking, as Camp Washington continues to revitalize. The Camp

Washington Community Board stated they are working on a public parking lot for the Camp Washington Neighborhood Business District (NBD), which should help. The UPOD could be modified or eliminated based on the wishes of the neighborhood or combined with other programs, such as residential permit parking.

Staff has also received several emails phone calls on this proposal. The correspondence received has either been in support of the proposal or questions as to why a notice was sent and how the proposal would affect the property owner. Staff did receive one letter of opposition, which is attached as Exhibit D.

ANALYSIS:

The existing parking regulations do not promote a high-density, walkable, pedestrian-friendly, and mixed-use environment, as well as a strong sense of character of place. Lifting existing parking requirements can help create and maintain the urban form desired in Camp Washington, which is an area of higher density, established before both automobiles and zoning regulations were common practice.

Under existing regulations, the minimum parking requirements for much of Camp Washington are already effectively eliminated or severely reduced. For all commercial uses in Camp Washington, the first 2,000 square feet of gross floor area is exempt from the parking requirements and may be further reduced or eliminated if within 600 feet of existing parking.

Camp Washington contains a high-density, mixed-use urban environment that promotes and encourages walkability and provides the foundation for a healthy and attractive neighborhood. *Plan Cincinnati* (2012) supports the enhancement and increase of compact and walkable development, as does *Made in Camp* (2018). This is a desirable goal that will promote larger societal goals, such as environmental and fiscal sustainability, equity, small business development, and preservation of historic architecture.

The proposed elimination of minimum off-street parking requirements removes an obstacle to the redevelopment of the Camp Washington, reutilization of existing buildings, and the conversion of buildings to more productive uses.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012) recommends, in the short range, to “Revise the City’s Building and Zoning Codes [...] with standards that emphasize traditional neighborhood development over suburban development” (p. 157) and to “Develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings” (p. 197).

Made in Camp (2018) recommends to “Do something dramatic to jumpstart the business district” (p.19) and to “analyze parking requirements and make necessary changes” (p. 23).

The existing minimum parking regulations emphasize suburban development patterns, obstruct the renovation and rehabilitation of existing buildings, and endanger the urban fabric and historic character of the city, by attempting to provide parking for all vehicles, contrary to the recommendations of these plans.

CONCLUSIONS:

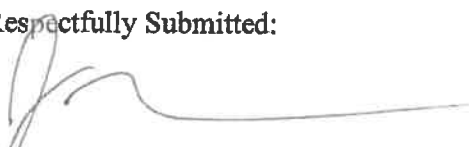
Minimum parking requirements are not designed to promote a high-density, walkable, pedestrian-friendly, and mixed-use environment, as well as a strong sense of character of place. The Camp Washington Community Board made the request, and the Camp Washington Community Council has provided a letter of support. *Made in Camp* (2018) and *Plan Cincinnati* (2012) do not support minimum parking requirements in urban neighborhoods. The existing parking requirements within the neighborhood are already relaxed, therefore eliminating them would not result in a significantly adverse impact to Camp Washington.

RECOMMENDATION:

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

APPROVE the proposed map amendment to add Urban Parking Overlay District #2: "Camp Washington", as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to a portion of Camp Washington.

Respectfully Submitted:



James Weaver, AICP, Senior City Planner
Department of City Planning

Approved:



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

Ex.A: Proposed Urban Parking Overlay District #2: Camp Washington



Exhibit B

March 1st, 2021

City of Cincinnati



City of Cincinnati,

On behalf of Camp Washington Community Board, I am requesting that you consider a Parking Overlay for Camp Washington. Over the past month, we have been working with the City of Cincinnati Department of Community and Economic Development to come up with a map of that we believe would be most beneficial of the Parking Overlay. We have also reached out to the City of Cincinnati's Planning Department to gather more information about the Parking Overlay and to make sure it would benefit the community.

In addition to speaking with city representatives, we have also presented the idea and map at the Camp Washington Community Council meeting and the Camp Washington Business Association. We received little feedback or concern for implementing the Parking Overlay, which secured our decision to request the City of Cincinnati to review the materials.

Thank you for your time and we look forward to working with you all on this project.

Sincerely,

Sidney Nation

Sidney Nation
Executive Director
Camp Washington Community Board

Exhibit B



Exhibit C



5-10-21

City of Cincinnati
Planning Commission
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear City of Cincinnati Planning Commission,

I am writing to state that the Camp Washington Community Council supports the Urban Parking Overlay for Camp Washington and believe that it will provide more opportunity for property owners.

The proposed project will alleviate the stress of parking requirements for commercial and residential property owners in Camp Washington, which has been an issue that restricted many of our property owners.

The Urban Overlay will:

1. Improve the number of vacant residential and commercial properties in Camp Washington
2. Spark the revitalization of the Camp Washington Neighborhood Business District
3. Remove the need to apply for parking variances to do necessary repairs or improvements to properties.

The success of the Urban Overlay is vital to the economic growth and vibrancy of Camp Washington's Neighborhood Business District and to the reactivation of vacant properties in the neighborhood.

Thank you for your consideration of this overlay and the investment into the neighborhood of Camp Washington.

Sincerely,

Justin Leach
President, Camp Washington Community Council

CHRISTOPHER A. CAIN

FURNITURE CRAFTSMAN

May 18, 2021

James Weaver, Sr. City Planner
Dept. of City Planning
2 Centennial Plaza
805 Central Avenue
Cincinnati, Ohio

Mr. Weaver,

I am writing in opposition to the proposed Urban Parking Overlay District over a portion of Camp Washington. As a property and business owner on Colerain Avenue for over 20 years, parking is already an issue. Most properties have no off-street parking leaving residents to park continuously on the street, coupled with daily business parking, there are already not enough spaces to go around. For example at my end of Colerain, there are two barber shops (one has less than 500 sq. ft.) that generate parking all day, particularly on Thursday and Friday. Two currently vacant buildings, 2815 and 2819-21 are scheduled for renovation bringing many new residents, and neither building has off street parking.

There needs to be an updated concerted effort to address the need for off street parking throughout the neighborhood. At our end of Colerain, Direct Xpress has a large vacant lot next to the barber shop and one of the soon to be renovated buildings, and on Marshall there is a vacant lot which could service properties fronting on Colerain. We need to look at alternatives to a growing parking problem before we just give up and let chaos reign.

Sincerely

Christopher A. Cain

2817 COLERAIN AVENUE

CINCINNATI, OHIO 45225 (513) 555-6000 600-9840



May 28, 2021

Honorable Mayor John Cranley
City of Cincinnati
801 Plum Street, Suite 150
Cincinnati, OH 45202

Dear Mayor Cranley:

The Camp Washington Business Association supports to add Urban Parking Overlay District #2: Camp Washington.

The Business Association wants to see Camp Washington's continued revitalization and believe this is a critical piece to that end.

We respectfully request your cooperation with and support of Mr. Weaver's proposal.

With warm regards,

A handwritten signature in dark ink, appearing to read "Matthew Wagner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matthew Wagner, President
Camp Washington Business Association

1315 HOPPLE LLC
1315 HOPPLE ST
CINCINNATI OH 45225

1326 HOPPLE CINCINNATI LLC
600 HAMILTON ST SUITE 500
ALLENTOWN PA 18101

1373 AVON PLACE LLC
1368 AVON PL
CINCINNATI OH 45225

2855 COLERAIN LLC
1546 KNOWLTON ST
CINCINNATI OH 45223

2906 SIDNEY AVENUE LLC
PO BOX 14506 %NORTHSIDE MEAT CO
CINCINNATI OH 45250

2906 SIDNEY LLC
PO BOX 14056
CINCINNATI OH 45250

2906 SYDNEY AVENUE LLC
3114 SPRING GROVE AVE
CINCINNATI OH 45225

2917 SIDNEY LLC
2910 SIDNEY AVE
CINCINNATI OH 45225

2938 SIDNEY AVENUE LLC
2906 SIDNEY AVE
CINCINNATI OH 45225

2949 MASS LLC
2910 SYDNEY AVE
CINCINNATI OH 45202

2953 MASS LLC
2906 SYDNEY AVE
CINCINNATI OH 45202

2964 BURLINGTON LLC
1317 HOPPLE ST
CINCINNATI OH 45225

3010 COLERAIN AVENUE LLC
3010 COLERAIN AVE
CINCINNATI OH 45255

3025 COLERAIN LLC
4680 MISSION LN
CINCINNATI OH 45223

AFFORDABLE THRU-WALL A/C LLC
2958 HENSHAW
CINCINNATI OH 45225

ALLEN FRANCES M & REBECCA L PYLES
3070 SYDNEY AVE
CINCINNATI OH 45225

ALNAJAR KHALID
1327 HOPPLE ST
CINCINNATI OH 45225

ALTERDOYLE HOMES LLC
7808 E KEMPER RD
CINCINNATI OH 45249

ARTIST CITY PROPERTIES LLC
2940 COLERAIN AVE
CINCINNATI OH 45225

ASH PATRICIA ANN
2953 SIDNEY AVE
CINCINNATI OH 45225-2134

ASSAS MOHAMED A & NASSIMA
ELKAMAL
2375 MONTANA AVE #519
CINCINNATI OH 45211

BAILEY CRAIG
3603 NEWTON AVE
CINCINNATI OH 45207

BAILEY DAVID & MARY VIDOUREK
2806 COLERAIN AVE
CINCINNATI OH 45225

BAILEY LINDA S
2972 SIDNEY AVE
CINCINNATI OH 45225

BAILEY VICTOR
2093 PHILADELPHIA PIKE
CLAYMONT DE 19703

BAKER KEITH
2813 COLERAIN AVE
CINCINNATI OH 45225

BARBER RANDY & MARSHA
3079 HENSHAW AVE
CINCINNATI OH 45225-1836

BARBER RANDY LEE
3076 SIDNEY AVE
CINCINNATI OH 45225-1819

BARNES SUZANNA M @ 3
1066 RACHEL ST
CINCINNATI OH 45225

BARNETT ERIC
1230 BATES AVE
CINCINNATI OH 45225

BEILER LORI A
28977 BARBER RD
WEST HARRISON IN 47060

BELGHITI HAMID
1070 RACHEL ST
CINCINNATI OH 45225

BLOOM THERESA R
1235 BATES AVE
CINCINNATI OH 45225-1339

BNK DEVELOPMENT LLC
120 MARKET ST
INDIANAPOLIS IN 46204

BOMKAMP KEVIN L
2915 COLERAIN AVE
CINCINNATI OH 45244

BONOMINI JOSEPH L
3281 WOODS RD
LAWRENCEBURG IN 47025

BOONE TYREL D
3061 SIDNEY AVE
CINCINNATI OH 45225

BOWMAN BRENDYN TR
256 MOHAWK ST
CINCINNATI OH 45214

BOYLE CASEY AUSTIN
2855 HENSHAW AVE
CINCINNATI OH 45225

BOYLE EDNA J
2962 HENSHAW AVE
CINCINNATI OH 45225

BROWN STEVEN
1369 AVON PL
CINCINNATI OH 45225

BUFORD MARIA L
1314 ELAM ST
CINCINNATI OH 45225-1808

CAIN CHRISTOPHER A & LINDA
GOLDENHAR
2817 COLERAIN AVE
CINCINNATI OH 45225

CAMP WASHINGTON CHILI INC
3005 COLERAIN AVE
CINCINNATI OH 45225

CAMP WASHINGTON COMMUNITY
BOARD INC
2951 SIDNEY AVE
CINCINNATI OH 45225-2134

CAMP WASHINGTON REALTY LLC
1020 KIELEY PL
CINCINNATI OH 45217

CAMPER 29 LLC
2692 MADISON RD STE N1 #210
CINCINNATI OH 45208

CANTEY SARAH M & KARMA J NUTTER
3073 SIDNEY AVE
CINCINNATI OH 45225

CAPITAL COALITION LLC
3106-3108 COLERAIN AVE
CINCINNATI OH 45225

CARDER STEVEN G
2873 COLERAIN AVE
CINCINNATI OH 45225

CG HOUSING LLC
413 HUNTLEY CT
LEBANON OH 45036

CINCINNATI CONCESSION CO
1320 ETHAN AVE
CINCINNATI OH 45225

CINCINNATI METROPOLITAN HOUSING
AUTHORITY
1635 WESTERN AVE
CINCINNATI OH 45214

CINNANTA PROPERTIES LLC
817 WADE FARM DR
AUSTELL GA 30168

CLARK RUTH A & WILLIAM J
2911 SIDNEY AVE
CINCINNATI OH 45225

COLEMAN HARVEY D & DEBRA J
2921 HENSHAW AVE
CINCINNATI OH 45225

COLERAIN HOLDINGS LLC C/O
REALIANT PROPERTY MGMT
3103 COLERAIN AVE
CINCINNATI OH 45225

COOK BARBARA
3086 HENSHAW AVE
CINCINNATI OH 45225-1835

COOPER LARRY
10976 NORTH HOGAN RD
AURORA IN 47001

CULLEN GEOFFREY CHARLES &
CALCAGNO HEATHER
3631 HIGHLAND GREEN
CINCINNATI OH 45245

CUTIE PIE PROPERTIES III LLC
P O BOX 19129
CINCINNATI OH 45219

D & B REALTY ASSOCIATES LTD
15 REILY RD
CINCINNATI OH 45215

DANIELS DARRYL
1320 ELAM ST
CINCINNATI OH 45225

DAVIS BENTLEY S
2977 SIDNEY AVE #2
CINCINNATI OH 45225

DAVIS BETTY J
2937 SIDNEY AVE
CINCINNATI OH 45225

DAY DONALD @ 4
2954 HENSHAW AVE
CINCINNATI OH 45225-2122

DWYER JOHN
1197 W EIGHTH ST
CINCINNATI OH 45203

EDMERSON ANTHONY
919 FINDLAY IL ST
CINCINNATI OH 45214

EUBANKS MICHAEL J & YOLANDA
1637 PULTE ST
CINCINNATI OH 45225

EXCEL DEVELOPMENT CO INC
2403 AUBURN AVE
CINCINNATI OH 45219

FERRARI ANTONIO
2941 MASSACHUSETTS AVE
CINCINNATI OH 45225

FERRARI ANTONIO F
2925 SIDNEY AVE
CINCINNATI OH 45225

FIFTH THIRD BANK
38 FOUNTAIN SQUARE MD 10ATA1
CINCINNATI OH 45263

FOR RENT PROPERTIES LLC
P O BOX 498484 ATTN JAMES COLLIER
CINCINNATI OH 45249

FORD GERALD A
1223 BATES AVE
CINCINNATI OH 45225-1339

FORD LAVERNE
3067 HENSHAW AVE
CINCINNATI OH 45225-1836

FREDETTE SCOTT
4370 HAMILTON AVE
CINCINNATI OH 45223

GIBSON JOCELYN M & JUSTIN A LEACH
1211 BATES AVE
CINCINNATI OH 45225

GILLESPIE DENNIS
5563 BOOMER RD
CINCINNATI OH 45247-7922

GILLISPIE ROBERT
5620 ST RTE 128
CLEVES OH 45002

GORMAN SAMUEL T
2936 SIDNEY AVE
CINCINNATI OH 45225

GRANT INVESTMENTS LLC
PO BOX 46307 KYRENE BUILDING
CINCINNATI OH 45246

GRILLI PAUL WILLIAM & NATALIE
MANCINO
3066 HENSHAW AVE
CINCINNATI OH 45255

HACKER JOHN F
3071 MASSACHUSETTS AVE
CINCINNATI OH 45225-1816

HAL MFG COMPANY
3116 SPRING GROVE AVE
CINCINNATI OH 45225

HALSTEAD PROPERTIES LLC
PO BOX 9392
CINCINNATI OH 45214

HAMILTON COUNTY COMMRS BOARD
OF
138 E COURT ST
CINCINNATI OH 45202

HAPKEY LLC
3104 SPRING GROVE AVE
CINCINNATI OH 45225

HARRIS MARK & CARMEL BUCKLEY
7797 SHAWNEE RUN RD
CINCINNATI OH 45243

HART BRIAN D
2964 SIDNEY
CINCINNATI OH 45214

HIGGINBOTHAN JAMMIE E
2921 SIDNEY AVE
CINCINNATI OH 45225

HILL ROY J
2820 COLERAIN AVE
CINCINNATI OH 45225

HOGAN CURT E
1316 ELAM ST
CINCINNATI OH 45225

HOLLOWAY ERIN & LARAY HAMILTON
4571 KIRBY AVE
CINCINNATI OH 45223

HOLMES DENNIS M
4235 MAD ANTHONY ST APT 2
CINCINNATI OH 45223

HORTON DONALD & HORTON JAMES
3071 HENSHAW
CINCINNATI OH 45219

HUDDLE REAL ESTATE LLC
2917 COLERAIN AVE
CINCINNATI OH 45225

J & J BROTHERS LEASING LLC
2841 COLERAIN AVE
CINCINNATI OH 45225

JOHNSON LASHON
7809 LENNOXSHIRE LN
CHARLOTTE NC 28210

JOHNSON RONALD LEE
2822 COLERAIN AVE
CINCINNATI OH 45225

JOHNSON TAWANDA
1234 BATES AVE
CINCINNATI OH 45225-1308

JUSTICE DAVID C JR
1239 BATES AVE
CINCINNATI OH 45225

KAPLAN FRED M & CHRISTINA L ZYCH
1218 BATES AVE
CINCINNATI OH 45225

KELTY WANDA R
7596 DOG TROT
CINCINNATI OH 45248

KENT VENUS
3063 HENSHAW AVE
CINCINNATI OH 45225

KILEY TYLER L
597 TERRACE AVE
CINCINNATI OH 45220

KITE VINCENT PROPERTIES LLC
521 SAGE RUN DR
LEBANON OH 45036

KLEINE-KREUTZMANN CATHERINE
1313 ELAM ST
CINCINNATI OH 45225-1807

KLOR KLEEN INC
3118 SPRING GROVE AVE
CINCINNATI OH 45225

KNIGHT ROBERT & PAMELA
15 W FOURTH ST UNIT 307
CINCINNATI OH 45202

KNODLE ELIZABETH & JASON H
HOUNSHELL
1311 ELAM ST
CINCINNATI OH 45225

KNUE JOSEPH H JR & JOANN T
9633 HARRISON PIKE
CLEVES OH 45002

KNUTSON CHAD
3092 COLERAIN AVE
CINCINNATI OH 45225

KSL INVESTMENTS PROPERTIES CORP
1095 SPRUCEGLEN DR
CINCINNATI OH 45224

KUERTZ SAVANNA LYNN
1060 TOWNSHIP ST
CINCINNATI OH 45225

KUROWSKI HENRY & MYRTLE
3122 COLERAIN AVE
CINCINNATI OH 45225-1312

LANDERS KAREN P
1246 BATES AVE
CINCINNATI OH 45225

LESNIAK JEREMY Q
2939 SIDNEY AVE
CINCINNATI OH 45225

LOCAL 98 D A L U AFL-CIO
3118 COLERAIN AVE
CINCINNATI OH 45225

LUKE HENRY & MAYMAY CHAN
8126 BRIDLEMAKER LN
CINCINNATI OH 45249

MARSHALL GEORGE B
8386 FRANE LN
CINCINNATI OH 45236

MARSHALL WILLIAM K & JODI M
1319 ELAM ST
CINCINNATI OH 45225

MASJID AS SUNNAH INC
1254 BATES AVE
CINCINNATI OH 45225

MATTHEWS JOE & YVONNE
2965 SIDNEY AVE
CINCINNATI OH 45225

MAYNARD SHAILAH A & JOHN M
STANKOVICH
1311 CHASE AVE
CINCINNATI OH 45223

MAYO ROBERT III & ROMONA J
BRIGHT-MAYO
3646 SOLAR VISTA PLACE
CINCINNATI OH 45213

MCINTOSH ALICE
3069 HENSHAW AVE
CINCINNATI OH 45225

MCKINLEY ANDREW
2930 SPRING GROVE AVE
CINCINNATI OH 45225

MEYER TOOL INC
3064 COLERAIN AVE
CINCINNATI OH 45225

MI JINGYI
3969 LOWRY AVE
CINCINNATI OH 45229

MIDDLE EARTH PROPERTIES
PO BOX 14508
CINCINNATI OH 45250

MILLER STEVEN JOSEPH
1231 BATES AVE
CINCINNATI OH 45225

MOORE JOHN MICHAEL
1207 BATES AVE
CINCINNATI OH 45225-1307

MORRIS ROBERT J
2853 COLERAIN AVE
CINCINNATI OH 45225

MULBERRY VIEWS LLC
8824 FALMOUTH DR
CINCINNATI OH 45231

MUTTERS RONALD & VIRGINIA
3074 HENSHAW AVE
CINCINNATI OH 45225-1835

NEWSOME TINA M
1236 BATES AVE
CINCINNATI OH 45225-1308

NORTHSIGHTED LLC
P O BOX 11674
CINCINNATI OH 45211

OAKLEAF REALTY CO INC
5966 STEWART RD
CINCINNATI OH 45227

OCHS-NADERER CHRISTINE M & CALEB
A
3065 SIDNEY AVE
CINCINNATI OH 45225

OEHLSCHLAEGER PRISCILLA @2
3088 HENSHAW AVE
CINCINNATI OH 45255

OHARA TERRELL L
2166 CRANE AVE
CINCINNATI OH 45207

OMEGA PROPERTIES LLC
3202 COLERAIN AVE
CINCINNATI OH 45225

ORNELLA PRESTON & SHERRY
5899 FROST RD
GEORGETOWN OH 45121

OVERBEY GREGORY A
2908 COLERAIN AVE
CINCINNATI OH 45225

P S IMAGINATION LLC
2864 SPRING GROVE AVE
CINCINNATI OH 45225

PARTIN DILLARD & MARY H
3068 HENSHAW AVE
CINCINNATI OH 45225-1835

PICKETT ROSALIE
1243 BATES AVE
CINCINNATI OH 45225

PITTMAN JEREMIAH
2926 HENSHAW AVE
CINCINNATI OH 45225-2106

PITTMAN LINDA
2924 HERSHOW AVE
CINCINNATI OH 45225

PLAZA FOUR INVESTORS LLC
3210 NEW YEAR DR
CINCINNATI OH 45251

PREME INVESTMENT GROUP LLC
10574 LATINA CT
CINCINNATI OH 45218

PRIDE RESOURCES LLC
2737 COLERAIN AVE
CINCINNATI OH 45225

PSIHOUNTAKIS MANOUSO G &
ANASTASIA M
126 SPYGLASS CT
CINCINNATI OH 45238

QUIGGIE PROPERTIES LLC
536 EVANSWOOD PL
CINCINNATI OH 45220

RAMSEY LILLIE M
1244 BATES AVE
CINCINNATI OH 45225-1308

REHAB IN PROCESS LLC
5423 GRAFTON
CINCINNATI OH 45237

RICHARDS WAYNE G
4672 DRYRIDGE
CINCINNATI OH 45252

RILEY BRENT C
1393 KENROSS CT
CINCINNATI OH 45240

RLB HOLDINGS LLC
46 SHERIDAN AVENUE
FT. THOMAS KY 40175

RLG PROPERTY MANAGEMENT LLC
5516 RACEVIEW AVE
CINCINNATI OH 45248

ROGERS JORDIN
3073 MASSACHUSETTS AVE
CINCINNATI OH 45225

ROI ENTERPRISES LLC
PO BOX 53769
CINCINNATI OH 45253-0769

ROOK MARY M
2945 MASSACHUSETTS AVE
CINCINNATI OH 45225

ROUSE VICKIE L
2950 HENSHAW AVE
CINCINNATI OH 45225

SANDUSKY BOYD
2933 SIDNEY AVE
CINCINNATI OH 45225

SANREGRET ADAM
3071 SIDNEY AVE
CINCINNATI OH 45255

SAVOCA THOMAS M
650 E MCMILLIAN SUITE 100
CINCINNATI OH 45202

SCHERER MICHAEL E
3074 SIDNEY
CINCINNATI OH 45225

SCHERTZ MATTHEW RICHARD &
DEBORAH ROCHELLE
2952 BURLINGTON PL
CINCINNATI OH 45255

SCHMIDT INGRID A
3078 HENSHAW AVE UNIT 1
CINCINNATI OH 45225

SCOTT RAY & NORMA J
3064 HENSHAW AVE
CINCINNATI OH 45225-1835

SEILER CARY E
2870 JESSAMINE ST
CINCINNATI OH 45225

SMITH JOSHUA A & HANNAH L
FOUREMAN
3083 HENSHAW AVE
CINCINNATI OH 45225

SMITH NEDRA B
2934 SIDNEY AVE
CINCINNATI OH 45225-2125

SPROWLS GARRY M & JANET M
2911 COLERAIN AVE
CINCINNATI OH 45225

STATE OF OHIO
505 S STATE ROUTE 741
LEBANON OH 45036

STEVE'S COMMUNITY SHENANIGANS
LLC
1145 GLENNA DRIVE
CINCINNATI OH 45238

T L C PROPERTIES INC
PO BOX 66338
BATON ROUGE LA 70896

TALLARIGO JOANNE W
3260 GLENDORA AVE
CINCINNATI OH 45220

THE COMPOUND LLC
1828 FREEMAN AVE
CINCINNATI OH 45214

THOMAS CEDRIC D
6400 ELWYNNE DR
CINCINNATI OH 45236

THOMAS CEDRIC D TR
6400 ELWYNE DR
CINCINNATI OH 45236

THOMPSON AMBER M
2340 OAKTREE PL
CINCINNATI OH 45238

THRIVING INVESTMENTS LLC
9569 COLEGATE WAY
HAMILTON OH 45011

TOLENTINO MATTHEW A & DANIELLE
BENIGNUS
1255 BATES AVE
CINCINNATI OH 45225

TRB INVESTMENTS LTD
2908 SPRING GROVE AVE
CINCINNATI OH 45225

TUCKER JAMES
1515 MARKET ST
CINCINNATI OH 45215

TWENTY NINE SEVENTY FOUR LLC
2974 COLERAIN AVE
CINCINNATI OH 45225

TWO STORIES PROPERTY LLC
261 MOHAWK ST
CINCINNATI OH 45214

UNITED COALITION FOR ANIMALS
2828 COLERAIN AVE
CINCINNATI OH 45225

UNITED RELIANCE LLC
PO BOX 23158
CINCINNATI OH 45223

URBAN OVERLAP LLC
1709 CHASE AVE
CINCINNATI OH 45223

VERMILION CAPITAL PARTNERS
PO BOX 32098
CINCINNATI OH 45232

VOLZ KAREN J
1210 BATES AVE
CINCINNATI OH 45225-1308

WALKER LUECREASIA M
1216 BATES AVE
CINCINNATI OH 45225

WASHINGTON EVANG CHURCH THE
2950 SIDNEY AVE
CINCINNATI OH 45225

WATSON DANIEL
1241 BATES AVE
CINCINNATI OH 45225

WATTS MINNIE P
1253 BATES AVE
CINCINNATI OH 45225-1343

WATTS TARA M
3082 HENSHAW AVE
CINCINNATI OH 45225

WELCH MELINDA E & KEVIN M
3059 SIDNEY AVE
CINCINNATI OH 45225

WENDYS PROPERTIES LLC
ONE DAVE THOMAS BLVD C/O THE
WENDYS COMPANY
DUBLIN OH 43017

WESLEY RUSSELL C
1245 BATES AVE
CINCINNATI OH 45225

WHITE C DON TR
3096 COLERAIN AVE
CINCINNATI OH 45225

WHITE CATHERINE LOUISE
1237 BATES AVE
CINCINNATI OH 45225

WHITE DON
4221 COLERAIN AVE
CINCINNATI OH 45225

WHITEHEAD PATRICIA
2921 MASSACHUSETTS AVE
CINCINNATI OH 45225

WILEY LARK A@3
3021 CARROLL AVE
CINCINNATI OH 45248

WILSON GREG
2867 COLERAIN AVE
CINCINNATI OH 45225

WINANS PAULA J
3085 MASSACHUSETTS AVE
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COUNCIL
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CINCINNATI OH 45225