



Board of Trustees Meeting

Tuesday, March 14, 2023

7:00 pm

Hyde Park Community United Methodist Church

Agenda

Subject to change

1. Welcome

Location of future meetings:

- April 11th: Hyde Park Community United Methodist Church, Little Theater

2. Guests (please limit comments to 3-4 minutes each)

- Cincinnati Police Department, Officer Christine Barry
- Cincinnati Fire Department, Lieutenant Dan Coletta
- Hyde Park Library, Ben Lathrop
- Cincinnati Recreation Center, Blake Williams
- Hyde Park School, Jill Sunderman/Gary Tate
- Withrow University High School, Resource Coordinator, Belinda Carson
- Proposed Lot Split at 3536 Bayard
 - Maggie Taul, Resident
- Other Guests

3. Approval of Consent Agenda (Minutes, Officer Reports, Committee Reports)

4. Officer Reports

Reports have been posted to the HPNC website as part of the meeting packet.

5. Committee Reports & Representatives

Reports have been posted to the HPNC website as part of the meeting packet.

6. New Business

A. HPNC Zoning Committee Update – Gary Wollenweber, Chair

Springer School Expansion Project and Variance Requests

- Brandi Ash, AIA, NCARB, LEED AP, VP Architecture, SHP
- Kirstin Eisman, VP of Institutional Advancement, Springer School
- Brett Marcoux, President, Springer

2739 Observatory – Demolition and New Construction

- Debrief on 2/16 ZBA hearing and requested variances

B. PLAN Hyde Park – Janet Buening

C. Connected Communities, Zone Changes, Residential Tax Abatements, and related topics – Scott Hassell

D. Planning for HPNC's Annual Meeting on May 9 – Scott Hassell

- Location: Dave Hapner has submitted request to Clark Montessori
- Students of the Year: Dave Hapner preparing to write to schools
- Community Awards: Seeking nominations
 - Person of the Year
 - Community Builder
- Invitees/speakers. Suggest we invite one or more Council Members for a discussion about Connected Communities, Zoning, and related topics.

E. Neighborhood Business District Improvement Program (NBDIP) applications – Janet Buening, Dave Hapner

7. Old Business

A. Communications & Website Improvements, Tommy McEvoy/Alex Schutte

B. Update from Nominating Committee – Sybil Mullin, Chair

- Accepting applications for an open trustee position
- Candidate information form available on left side of HPNC website. See “HPNC Applications for Board of Trustees”

8. Adjourn



HPNC Trustee and Committee Openings

- Zoning Committee, Vice Chair opening
 - We are still seeking **trustee** and **non-trustee** committee members.
- HPNC Trustee opening
 - Accepting applications for an open trustee position.
 - Candidate information form available on left side of HPNC website. See "[HPNC Applications for Board of Trustees.](#)"
- If you would like to join a committee, please email hpnccpres@gmail.com.

Withrow Spring Break Snack Drive

Please donate to the Withrow University High School Spring Break Snack Drive

This drive will help students in need. Drive runs through **March 20, 2023**.

To contribute, bring donations to Tuesday's HPNC meeting or directly to Withrow and ask for:

Belinda Carson
Resource Coordinator
2488 Madison Ave Cincinnati, OH 45208
513-363-9207

CARSONB@CPSBOE.K12.OH.US

Suggested snacks include Granola Bars, Poptarts, Chips/Popcorn, Peanuts, Ramen Noodles, Peanut Butter/Cheese, Crackers/Cookies, Oatmeal packets, Fruit Cups

Coffee with Cincinnati Police Chief Teresa A. Theetge

- 3/15/23 @ 9-10am
- The Cheesecakeery Coffee house, 4825 Whetsel Ave, Cincinnati, OH 45227.
- Meet and Greet with Cincinnati Police Chief Teresa A. Theetge and members of the CPD command staff.



Updates from Office of the Fire Chief, Cincinnati Fire Dept

We have had four incidents recently that have involved either contractors or homeowners working on renovations. Please pass along the following precautions:

1. Make sure all heaters are either off or are clear of combustible material during work and after hours.
2. Extinguish all hot material and do not place it with other combustibles (trash) for 24hrs.
3. If a torch or heat gun is used check the area routinely for a few hours after work is complete.

City Budget Hearings

Excerpts of recent emails from Elizabeth Bartley; I suggest confirming dates on City website in case meeting details have changed.

The Budget Process for FY24-5 Budget has changed significantly. There are multiple early engagements and then the Budget and Finance committee work.

Public Input Forums – The City of Cincinnati’s Budget and Finance Committee hosts opportunities for the community to provide suggestions for the City Council to consider when preparing their Budget Policy Motion as well as to provide feedback on the City Manager’s Recommended Budget, once it is released. The public input forums will be held on the following dates:

- Tuesday, March 14th, 2023, 5:30 P.M. at Evanston Recreation Center, 3204 Woodburn Avenue, Cincinnati, OH 45207.
- Monday, March 20th, 2023, 5:30 P.M. at Sayler Park Recreation Center, 6720 Home City Avenue Cincinnati, OH 45233.

- Tuesday, March 29th, 2023, 5:30 P.M. at McKie Recreation Center, 1655 Chase Avenue Cincinnati, OH 45223.
- Monday, June 5th, 2023, time and location to be announced.

Budget and Finance Committee

Budget & Finance Committee meetings will be weekly starting March 13 (Mondays 1:00)

City Manager presentation City's strategic priorities - Apr 3

Departmental presentations to Budget and Finance - Apr 3, Apr 4, Apr 10, Apr 12

Mid-April - City Council Budget Policy Motion (high level goals and priorities)

City Manager Budget mid-May

City Council Budget deliberations - end of May

Public Hearing beginning of June

Green Cincinnati Plan goes to Cincinnati Planning Commission on 3/17

On Friday, March 17, 2023 at 9 am, the Green Cincinnati Plan will be presented for approval to the Cincinnati Planning Commission.

Where: Virtually on Zoom or In Person at City Hall, Council Chambers, Room 300, 801 Plum Street, Cincinnati, Ohio 45202

SUMMARY: The 2023 Green Cincinnati Plan (GCP) is the third update to the Plan since 2008 and has helped deliver a 36.6% reduction in the city's carbon emissions. This plan outlines 40 high-impact strategies to reduce our carbon emissions 50% by 2030 and achieve 100% community-wide carbon neutrality by 2050. The Plan's three pillars are sustainability, equity, and resilience which ensure the specific plans and process of creating the GCP are grounded in carbon reduction, inclusive community building, and cross-cutting climate adaptation. More information can be found at greencincinnatiplan.org.

3/15 Virtual Town Hall with Councilmember Parks

Wednesday, March 15th at 6 pm, Councilmember Parks will be hosting her monthly virtual town hall. This one will talk about homelessness in Cincinnati. The Councilmember will share some of what Council has done on the topic recently, while attendees will be welcome to share what they think the city should be doing. You can join at this link:

<https://us06web.zoom.us/j/83010980863?pwd=dWQ5MUUyaExnK1VGWFo2cWF4UXh4UT09>

3/18 Townhall with U.S. Congressman Greg Landsman

Our next Townhall will take place Saturday, March 18 from 2-3pm at 3rd Presbyterian Church, 3358 McHenry Ave, Cincinnati, OH 45225.

RSVP link: <https://bit.ly/3HKMnr1>



Education – David Hapner

- The facility request is submitted to CPS for our May meeting, normally held in the cafetorium at Clark Montessori.
- Letters to the principals of the (7) HP schools will go out by EOD Monday asking for their nominees for Student of the Year.

Hyde Park Square Business Association –Janet Buening

With major support from HPNC board members, the Hyde Park Square Business Association (HPSBA) has applied for 2 grants, one major and one minor, from the Neighborhood Business District Improvement Program - the first time in many years they have applied for this funding. This is a competitive funding program run through the City of Cincinnati's Department of Community & Economic Development (DCED). All neighborhoods that are dues-paying members of Cincinnati Neighborhood Business Districts United (CNBDU) may apply each year for up to two grants.

HPSBA does not regularly attend CNBDU meetings, but does apply for an annual grant of \$3,500 to use for website, marketing, and such (this is rather like NSP funding, but for recognized NBDs - ask, within the guidelines, and you will receive...)

As HPNC's liaison to HPSBA I have been attending the monthly CNBDU meetings and reporting back to HPSBA. An ongoing concern of the HPSBA is the deteriorating condition of the sidewalks in HP Square, so I strongly recommended they apply for a major NBDIP grant for sidewalk replacement. They agreed, so I wrote and submitted the one-page pre-application form for a \$200,000 major grant and submitted it in the name of HPSBA, with HPNC listed as a partner. I also asked Michael Mauch of RWA Architects, who is a member of the HPNC board and the HPSBA, and who also played a major role in the last HP Square streetscape project in 2001, to sign on with me as co-project manager, and he agreed. Our pre-application was accepted. We will meet with DCED on Thursday, March 16 - the next step in the process.

Dave Hapner also attended the February HPSBA meeting to talk about pedestrian safety, another concern that our two organizations share. Following that, Alfio Gulisano (owner of Alfio's Restaurant) worked with Dave to submit a minor grant of \$50,000 to NBDIP, to improve pedestrian safety at the crosswalks into the HP Square park.

This is a very competitive process, with the grants accepted by DCED then being reviewed and ranked by CNBDU members. In recent years, most of the funding has gone to lower-income neighborhoods, such as Camp Washington and Lower Price Hill. I would be astounded if Hyde Park receives any major funding this year; in many cases a neighborhood applies several times before a project is ranked highly enough by the group to be funded. But it is a necessary and positive first step. There is a greater chance that the minor grant may be funded, as pedestrian safety is a huge concern of all neighborhoods. But even if that project is not funded, the act of filing for it puts the need on DOTE's radar (not that Dave has not already done so!) and may encourage action from them.

PLAN Hyde Park –Janet Buening

Following a conversation with Katherine Keough-Jurs, Director of City Planning, at the Connected Communities session at Pleasant Hill Rec Center on February 21, I got an email on March 7 from Stacey Hoffman, the Planning staff member assigned to us, that she is ready to work with us on finishing our development plan. I will be getting in touch with the PLAN Hyde Park committee and Stacey this week to set our next steps.

Treasurer Report and Neighborhood Support Program – Norm Lewis

- HPNC spent \$184 on Website Host fees, and \$600 to HP School in support of their Spring Celebration. We collected \$153 in memberships.
- HPNC submitted our NAF (Neighborhood Activation Fund) report, and it was received by the city. If they accept our report as submitted, it is likely that we will have to return \$1897 in unspent funds.
- HPNC's 2023 Neighborhood Support Fund Contract has been reviewed, accepted, and executed, and we can spend funds per the contract. The city has not yet advanced the money for the NSP projects, but we have enough funds to cover expenses while we wait reimbursement.

HPNC Financial Report February 13, 2023 – March 12, 2023

RECEIPTS

2/14/23	Membership	19.11
2/15/23	Membership	19.11
2/17/23	Membership	19.11
2/21/23	Membership (2)	38.22
2/23/23	Membership	19.11
2/27/23	Membership	19.11
3/2/23	Membership	19.11
TOTAL		\$152.88

DISBURSEMENTS

3/9/23	1514	Sybil Mullin (website hosting)	184.00
3/9/23	1515	Hyde Park School (spring celebration)	600.00
TOTAL			\$784.00



New Zoning Business

2739 Observatory (SE Corner Michigan/Observatory – A letter describing :

- 1) HPNC opposition to the demolition of the current structure,
- 2) HPNC opposition to the two variances one special exception and,
- 3) The motion passed at our February 14th meeting

was prepared by HPNC and transmitted to the Zoning Board of Appeals. After a lengthy hearing, the ZBA approved the demolition, two variances and one special exception.

Springer School – Variances

There will be a presentation regarding variances for an addition to the building. Variances for building height and number of parking spaces are required. There are two abutting single family residences and one abutting multifamily residential structure. The school has been contacting the neighbors, though the progress and any opinions of the neighbors are unknown. The Zoning Committee met with Springer School architects and administrators. The hearing date is unknown. The Zoning Committee does not see any reason to oppose.

3536 Bayard - HPNC has been contacted by Kurt Zobrist, President, Zobrist Design Group, Inc. with the following message,

“At this time, due to current market conditions, we are not planning on pursuing the proposed lot split at 3536 Bayard and are looking at alternate options such as possibly renovating the existing house.

I appreciate your time and if anything should change in the future on our intentions for this property, I will reach out to you.

*Best,
Kurt Zobrist | President”*

The Zoning Committee is suspending any activity for this issue.

3315 Eastside Av. (ZH20230008) The applicant is seeking minimum and total side yard setback variances. HPNC did not comment. The hearing was February 22.

2581 Grandin Road (ZH20230013) The applicant is seeking to maintain the front yard parking that previously existed (a special exception to allow a semi-circular driveway in a zoning district that does not allow front yard parking). There was a circular drive here for the house that was demolished. The hearing was March 1, 2023. HPNC did not comment.

2545 Erie Ave. (ZH20230021) The applicant is proposing to build an addition on top of the garage, which is an existing, partially above ground structure. They will not be expanding the envelope of the structure with the addition. One or more variances (likely setback) are required. There are no plans and no hearing date in the CAGIS folder.

Hyde Park Country Club Golf Fence along Wasson Way. Nick Spadiccini and Andy Corn (RWA Architects) met with the Zoning Committee on January 26, 2023. They shared their concern about safety from golf balls entering the trail from the driving range. An 80 foot tall fence along Wasson Way is proposed to protect the trail users. A variance is required. There is no hearing date or recommended action for Trustees at this time. The Zoning committee has no opposition to this safety improvement. We have not heard from any affected neighbors.

Old Business

No other applications for hearings before the Zoning Hearing Examiner are visible in CAGISdocs.

Sandwich Sign Ordinance – No new information on action by City to approve use in HP Urban Design overlay district.

Hyde Park Flats 3460 Michigan (2741 Erie) – excavation complete, the material has been relocated to library parking lot as fill, and the new parking lot has been paved and is in use for construction vehicles.

Hyde Park School (3401 Edwards) – Construction has started, the steel frame for where new classroom addition will be is going up

Urban Design District Contributing Structure Review – HPNC Recommendations

While there has been some clarifying communication with Maria Dienger-Planner, and she hopes to complete them, there has been no date or time proposed for the meeting to discuss the City's evaluation and recommendation for contributing structures addendum.

Virtual Zoning Hearing Instructions

In accordance with orders issued by state and local officials and applicable guidance concerning COVID-19, this hearing will be conducted using video-conferencing technology. This hearing will be closed to in-person attendance to comply with social distancing requirements. The link above will allow you to join this hearing using the Zoom website. It is important that each participant familiarize themselves with the Zoom video-conferencing technology **BEFORE** joining the hearing. Participants are strongly encouraged to visit the following link to join a test Zoom meeting - <https://zoom.us/test>. The test Zoom meeting will allow participants to ensure that all audio and video components are working properly on your computer or device. All desktop/laptop computers, tablets, and smartphones with internet access can join and participate in the hearing. Participants may also visit the Zoom Support Center to learn more about Zoom video-conferencing – [link](#).

Important Disclaimers

- Applicants and/or Owners may choose to **opt out** of the video-conferencing option. If an Applicant and/or Owner elects to opt out, the hearing will be placed on hold until in-person hearings resume. If you are an Applicant and/or Owner that would like to opt out of the video-conferencing option, please reply to this email immediately.

- Please be mindful of your environment when participating in the hearing. All participants must ensure that they eliminate background noise and distractions during the hearing. All participants are required to dress appropriately.
- Please avoid using virtual backgrounds during the hearing. If you have used virtual backgrounds in previous Zoom meetings, please ensure that they are turned off prior to joining this hearing.
- In the event of any technical difficulties or unforeseen circumstances, the Hearing Examiner reserves the right to continue or postpone this hearing at their discretion.
- The Hearing Examiner reserves the right to remove any participant from the hearing at their discretion.

If you have additional questions or would like more information about these process changes, please reply to this email or visit www.cincinnati-oh.gov/boards.



Board of Trustees Meeting

Tuesday, February 14, 2023

Meeting Minutes

Meeting at Hyde Park Community United Methodist Church called to order by President, S. Hassell at 7:03 p.m.

The March 14, 2023 meeting will be held at the HP Community United Methodist Church in the Little Theater.

In Attendance: J. Buening, A. Edwards, B. Frappier-Schirmang, D. Hapner, S. Hassell, N. Lewis, , S. Mullin, A. Rusche, A. Schutte, B. Smyth, B. Whitney, G. Wollenweber, and V. Woodham.

Advance Notice of Absence: T. McEvoy

Guests:

Cincinnati Police Department, District 2 Officer Christine Barry distributed the neighborhood crime report. During the period there were no violent crimes, however, thefts were up (6 thefts from autos, 4 burglaries, 2 personal thefts, and 9 auto thefts-Kias/Hyundais). Officer Barry cautioned residents not to post on social media about being out of town. District 2 has added extra patrols in Hyde Park in light of the increased thefts. Officer Barry can be reached at 979-4480. Christine.Barry@cincinnati-oh.gov. Captain Danita Pettis can be reached at: 979-4444 Danita.pettis@cincinnati-oh.gov. Police non-emergency line 765-1212.

Hyde Park Library—Manager, Ben Lathrop shared that the parking lot at the branch has been resurfaced and the renovations are expected to be complete for a late spring opening. An additional story time has been added in March to accommodate the high demand. The Check-out Challenge is ongoing and runs through the end of February. Visit the temporary location at 3764 Paxton Avenue. Contact the branch at (513) 369-4456.

Oakley Recreation Center—Blake Williams Shared that Elise Averit, HP School Resource Coordinator, is looking for volunteers for service-learning projects for next school year. Contact Elise at (303) 843-4661. CRC is hiring young adults 14-17 for the youth to work program including lifeguards and camp assistants. To date, 93 kids are enrolled for the summer camp program at the Center, and there is a waiting list for the program. The fence at HP Commons is out for bid and expected to be erected before long. The plans for the new Center have been

accepted by CRC and the City's Law Department is reviewing them. There is additional funding available to move the basketball and tennis courts up closer to the current Center, and they will be constructed even before the new Center. Visit the Center's website for upcoming events: 4/8 Easter Egg Hunt, 4/22 CPR Day, and 6/24 Dog Day.

Hyde Park School—Vice Principal, Gary Tate shared that the kindergarten roundup will take place Thursday February 16th at 6 p.m. The Mom Prom at the school was a success and well attended. The school is collecting diapers and wipes, donations can be made at the main office. This month's character trait celebrated at HP School is kindness, and "Hyde Park Hero" signs have been placed in students' yards who demonstrate this trait. The school is looking for tutoring volunteers, contact the main office if interested. www.cps-k12.org/hydepark Contact the school at (513) 363-2800.

Withrow High School—Resource Coordinator, Belinda Carson shared that the school is hosting a black history program in February for Black History Month. They are also hosting a snack drive for Spring Break through March 20 to support Withrow students. The Withrow freshman and varsity teams have both qualified for tournament play. Belinda can be reached at (513) 363-9207 or Carsonb@cpsboe.k12.oh.us

Clark Montessori— Resource Coordinator, Joya Johnson, reported that the school is hosting shadowing days for current 5th and 6th grade prospective students on March 22. The school's steel band, directed by Jeff Martin, is performing around the city for various events, contact the school if interested in having them perform at your event. Joya asked residents and Trustees to submit suggestions and support for signage around the school to promote pedestrian safety of students. Clark is hosting a community festival at the school on May 13 from 1-5 p.m. Joya can be reached at (513) 363-7084.

Springer School-New Construction and renovation-Kristin Eismin (VP Institutional Advancement Springer School), Brett Marcoux (President Springer School), and Brian Oldiges (Architect SHP Architecture) Springer School and Center has plans for an addition to the main school building, demolition of a building in the center of campus, and general plans to update and modernize its facilities. The school's mission is to help students go forward and be successful in life. The Springer team has submitted their plans to the HPNC zoning committee and is asking for a letter of support of their plans which we will consider at our March meeting. Their team has reached out to neighbors and invited them to visit the campus to see what the plans entail. A draft plan has already been submitted to the City. A video of the proposed plan/design is available on the school's website www.springer-ld.org

1. **Approval of Consent Agenda**

S. Hassell moved to approve the Consent Agenda. Second by B. Smyth. All in favor. Motion carried.

2. **President's Report** Attached to meeting packet. Of note is the restriping of Observatory Avenue between Madison and Edwards, a crosswalk to be added on Erie at Mooney.

3. **Old Business**

a. **HPNC Website Improvements**

Alex Schutte shared the updates on the test phase for Wild Apricot. A. Schutte, T. McEvoy, Anthony Isaacs, and Gytis Matulaitis have been working together on the project. A trial account has been established and next steps are to test functionality.

b. **Nominations for HPNC Vice President**

S. Hassell reminded the Board that with Todd Roe's resignation, we need to elect a Vice President to serve the remainder of Todd's term until the June 2023 officer elections. N. Lewis nominated J. Buening. Second by S. Mullin. 8 in favor. J. Buening elected Vice President.

4. **New Business**

a. **2739 Observatory Avenue-Demolition and New Construction** G. Wollenweber, Chair of Zoning Committee

G. Wollenweber provided a brief summary of the project (demolition approval, side-yard setback variance, rear-yard setback variance, and building height variance) for the construction of a 3-unit condo development. The builder and architect have met with the HPNC Zoning Committee twice before this meeting and the builder also met with neighbors in January. The Zoning hearing is scheduled for 2/16 at 9:00 a.m. Owner, James Smith, Builder, Peter Horton (Terrex), and Architect, Mike Wenz (Wentz Design) were present to share details about the project and answer questions from the Board and residents.

The property, zoned RMX and in the urban design overlay district is presently used for business purposes, with parking on Michigan on the side of the building. The owner purchased it in 2021 as an investment. Peter Horton shared that the goal is to build 3 high-end town homes with 2-car garages and architectural detailing. Mike Wentz shared the drawings. He noted that the units have vertically oriented roofs and windows and take their design cues from classic Hyde Park homes. There is a 10 ft. landscape buffer behind the building, and the gabled structures are intended to avoid a boxy look. The project is expected to get underway soon with permitting in early summer and construction to begin in the fall. The property owner is asking for a letter of support for the zoning relief requested.

Adjacent property owners Sally Chester and Matt Walsh asked about the condensers for the units air conditioners, which will be placed in close proximity to their yard and generating noise that will affect their enjoyment of their own property. Peter Horton said that the placement behind the building was more practical and economical than placing the units on the roof.

Matt Walsh and many residents expressed disappointment with the lack of outreach by the builder/owner to the neighbors during the planning process. Many neighbors also expressed that they would have preferred the project to contain two (rather than 3) units. Peter Horton said that Terrex and the owner have thoroughly complied with the City and HPNC's protocols and procedures throughout the planning process. He also shared that 2 units would not be financially feasible for the owner.

Attorney Sean Suder, representing 9 neighbors in close proximity to the proposed project, spoke about the 2 step process for the UDOD/urban overlay district. First is whether to allow the demolition (is the property contributing or non-contributing?) and second, whether to allow the new construction with the requested zoning relief. Suder opined that the building is a contributing structure (as did the HPNC zoning committee in its recent evaluation of all HP structures), however, the new Hyde Park Plan has yet to be adopted by the City.

Betsy Emmert, attorney representing owner James Smith, and a Hyde Park resident living a block from the proposed project, said that she thinks it will fit in well with the neighboring properties.

Jill Fisher, Morton resident, shared that while she likes the look of the project, it just doesn't fit in well and is much too big for the proposed space.

Matt Burlage, 1339 Michigan resident, spoke about the orientation of the proposed structure and opined that the curb cut will create a public safety issue. If the project goes forward, it will be the closest curb cut onto Observatory of any on the street.

Anthony Isaacs, Hyde Park resident, shared that he thinks the proposal is a well done project and the neighborhood really needs more density. He said that the urban Hyde Park neighborhood need not be all single-family housing.

G. Wollenweber shared that the zoning committee did not meet with the developer again after their December meeting. However, the committee did meet with neighbors, who are generally opposed to the zoning relief requested. He also said that he was surprised and disappointed by the number of variances requested and stated that the bulk and mass of the project makes it incompatible with the neighborhood.

G. Wollenweber moved, ***"That the HPNC oppose demolition of a contributing structure and replacing it with an oversized multi family structure with multiple variances and special exceptions."*** Second by J. Buening. 9 in favor, 1 opposed, 2 abstain. Motion carried.

b. **Nominating Committee**

S. Mullin shared that she has received one candidate information sheet submitted by a resident interested in filling the current Board vacancy. She encouraged Trustees and

residents to share the application with potential interested candidates. S. Mullin will convene a meeting of the committee to schedule a meet and greet.

c. **Remembering Carl Uebelacker**

S. Hassell shared the news of Carl's death and spoke about his 40+ year service to the HPNC as a zealous advocate of all things Hyde Park. J. Buening, G. Wollenweber, and A. Rusche all shared remembrances of Carl. Hyde Park is clearly a better place for his hard work over the years. The HPNC and Trustees are appreciative of Carl's dedication and hard work and extend our sympathies to Carl's family.

d. **CNBDU**

J. Buening shared that she will be write the application for streetscape renovation project through CNBDU on behalf of the HBSBA. The proposed project would include new sidewalks, lighting, and street furniture.

Adjourn: Without objection the meeting was adjourned at 8:53 p.m.

Sybil Mullin, Recording Secretary



February 15, 2023

To: Zoning Board of Appeals
c/o Kasandra Maynes (via email Kasandra.Maynes@cincinnati-oh.gov)
805 Central Ave, Suite 500
Cincinnati, OH 45202

Re: 2739 Observatory Avenue (Z-4076-2023)

Dear Zoning Board of Appeals,

The Zoning Committee of the Hyde Park Neighborhood Council (HPNC) has been discussing the redevelopment of the subject address since November of 2022 with the architect Michael Wentz, contractor Peter Horton of Terrex, and with the property owner, James Smith.

- The committee initially met with Peter Horton and Michael Wentz on November 9, 2022 to review a preliminary plan for 3 new townhomes.
- The committee met with Peter Horton and James Smith on December 6, 2022 to review a revised plan for the townhomes.
- The committee met with six neighbors on January 31, 2023.

At the February 14, 2023 regular meeting of the HPNC, Peter Horton and Michael Wentz presented the demolition and redevelopment plan to the Trustees and the community. They also provided details about the requested special exception and the two zoning variances.

An extensive discussion followed the presentation. The neighbors who spoke were overwhelmingly opposed to the project and its requested variances and special exception. Additionally, a neighbor shared a petition signed by numerous additional neighbors who could not attend the meeting but who oppose the project.

At the conclusion of the discussion, a majority of the Trustees voted to approve the following motion in opposition to the project:

Hyde Park Neighborhood Council opposes the demolition of a contributing structure and replacing it with an oversized, multi-family structure that requires multiple variances and special exceptions.

We appreciate your consideration of HPNC's opposition to this project.

A handwritten signature in dark ink, appearing to read "Scott Hassell".

Scott Hassell
President, Hyde Park Neighborhood Council

cc:

Gary Wollenweber, HPNC Zoning Committee Chair (wollenweber@fuse.net)

James Smith (ja.smithii@mac.com)

Peter Horton (phorton@terrexllc.com)

Mike Wentz (mike@wentzdesign.com)

Betsy Emmert (betsy.emmert@dinsmore.com)

Michael Huber (michael.huber@dinsmore.com)

Marty Dunn (marty.dunn@dinsmore.com)

Sean Suder (sean@ssuder.com)

J.P. Burleigh (jp@ssuder.com)

HPNC Financial Report - 2023

HPNC budget 2023		Budget	Jan/Feb	March	April	May	June	July	August	September	October	November	December	Total
	Revised Mar 12, 2023													
BEGINNING OPERATING BALANCE		19979.71	19979.71	19,658.95	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,979.71
RECEIPTS														
	NSP - 2023	9,872												0.00
	Membership	1,500	114.66	152.88										267.54
	Halloween Event	300												0.00
	Fundraiser	0												0.00
	Invest In Neighborhoods	630												0.00
	Miscellaneous Donations	500												0.00
	NAF funding	0												0.00
	TOTAL RECEIPTS	12,802	114.66	152.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267.54
DISBURSMENTS														
	<i>To Be Submitted to NSP</i>													
	<i>Newsletter</i>													
	- Mailing	50												0.00
	- Printing	50												0.00
	-membership	400												0.00
	<i>HPNC Expenses</i>													
	- Intern	400												0.00
	- Web Hosting Fees	2,300												0.00
	ost	200												0.00
	- D/O Insurance	0												0.00
	- Halloween Event	400												0.00
	- Annual Meeting	400												0.00
	<i>Community Grants</i>													0.00
	- Withrow	600												0.00
	-----Clark	600												
	- Wasson Way	600												0.00
	- Hyde Park East	600												0.00
	- Hyde Park School	600		600.00										600.00
	- HydeParkChurch IHN	500												0.00
	- Knox Church	0												0.00
	- HPCOA (55 North)	600												0.00
	- Ault Park Fireworks	1,500												0.00
	NSP Subtotal	9,800	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
	<i>Not Submitted to NSP</i>													0.00
	<i>HPNC Expenses</i>													0.00
	- Ault Park Advisory Council	50												0.00
	- Meet & Greet	100												0.00
	NAF projects	2,200	413.44											0.00
	Website Host fees	200	21.98	184.00										
	TOTAL DISBURSMENTS	12550.00	435.42	784.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
ENDING OPERATING BALANCE		20,232	19,658.95	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,027.83	19,647.25

PLEASE DONATE TO
WITHROW UNIVERSITY HIGH SCHOOL

SPRING BREAK SNACK DRIVE

(THIS DRIVE WILL HELP THOSE STUDENTS IN
NEED!)

FEBRUARY 1ST-MARCH 20TH 2023



BELINDA CARSON

RESOURCE COORDINATOR

CARSONB@CPSBOE.K12.OH.US

2488 MADISON AVE CINCINNATI, OH
45208 | 513-363-9207

#WEAREONE #TIGERSTRONG
#EARNYOURSTRIPES

WHAT TO EXPECT

- FEEDING STUDENTS/FAMILIES IN NEED
- THE IMPORTANCE OF FEEDING OUR STUDENTS WHILE THEY AWAY FROM US
- PROMOTING HEALTH EATING HABITS

IDEAL SNACKS

- GRANOLA BARS
- POPTARTS
- CHIPS/POPCORN
- PEANUTS
- RAMEN NOODLES
- PEANUT BUTTER/CHEESE CRACKERS/COOKIES
- OATMEALS PACKETS
- FRUIT CUPS
- ETC.

