

**THE EAST WALNUT HILLS ASSEMBLY  
MONTHLY MEETING MINUTES  
Wednesday, June 6, 2024 at 7:00 PM  
St. Francis de Sales School Cafeteria**

Agenda Item	Discussion	Vote
Welcome	Jeff Butterbaugh, President of the EWHA Board, called the Monthly meeting to order at approximately 7:15 p.m. Approximately 32 people attended the meeting in person. No Zoom option was provided.	None
1. Cincinnati Police Report	<p>Officer Perry Locke presented the crime statistics for May. <u>Crime Noted:</u> 1 Aggravated Assault, 6 Theft from Auto, 1 Auto Theft, and 5 Personal Thefts.</p> <p>Residents mentioned some noise complaints from a new local business and a discussion ensued regarding how to resolve residential/commercial sound ordinances.</p> <p>Officer Locke called attention to always removing firearms from vehicles and to be cognizant of firearm storage and best practices. Children are critically injured by improperly secured firearms frequently, as the real firearm is indistinguishable from a toy gun. The police department has gun locks for those seeking them, and is more than happy to speak to anyone about best practices with firearm safety in the home.</p> <p>Officer Perry Locke: 513-979-4433; Email: <a href="mailto:perry.locke@cincinnati-oh.gov">perry.locke@cincinnati-oh.gov</a>; Supervisor, Sergeant Sellers: 513-979-4470</p>	None
2. Fire Report	<p>Lt. Chris Anderson, District 1 presented. This district includes the Downtown, Over-The-Rhine, East Walnut Hills, Corryville, and Clifton fire stations.</p> <p>A reminder that fireworks are illegal to set off and to take extra precautions take place if fireworks are legal to set off, as the season was noted to be dry.</p>	None
3. Bush Recreation Center Report	President Butterbaugh presented. The informational flyer has been posted on the website prior to the meeting.	None
4. May 1 <sup>st</sup> Assembly & Annual Assembly Meeting Minutes	The May 1 <sup>st</sup> Assembly Minutes & May 1 <sup>st</sup> Annual Assembly Minutes were deemed approved as submitted; following the change from 'monthly' to 'annual' for clarity.	None
5. Treasurer's Report	Vince Accorinti presented. May 2024 Income and Balance sheet was posted to the website prior to the meeting. The Assembly's Property & Casualty insurance premium for the organization was paid for and reflected May's report.	None
6. 1908 Kemper Development; Request for Support	<p>Paul Schirmer &amp; Barry Rosenberg, Towne Properties, presented.</p> <p>The developers are seeking a Letter of Support from the East Walnut Hills Assembly as they begin to finalize their construction drawings for the envisioned construction.</p> <p>Because this development is a part of the Hillside Overlay District, there are significant engineering and structural hurdles to cross. As shown in the presentation for review and their letter from the City of Cincinnati, four variances are required; yet only two variance relief requests were deemed appropriate for the Board of Trustees of the Assembly to consider, as the other</p>	Approved by majority of EWHA members.

	<p>two variances were highly technical and the Board deferred to the City’s Buildings &amp; Inspections department.</p> <p><u>Variances requested:</u></p> <p>1. <u>As per Section 1405-07; Zoning relief for the rear setback to the porch roof of 19’ to allow a 14’ setback to the porch roof</u>, based on the 33’ rear setback requirement.</p> <p>Rear Setback Required = 33ft Project Encroachment = 14ft</p> <p>*The massing of the building is at a 19’ setback, but the setback is measured to the porch roof; This is based on the height at the rear façade of approximately 76’ (based on average existing grade of 667 ASL at rear façade -average between the 660 ASL at west end and 674 ASL at east end)- and mid-point of the roof at 743 ASL and the 8 increments of 5 above the 35’ height) the rear setback of 25’ plus 8’ = 33’ required.</p> <p>2. <u>As per Section 1423-13; a Special Exception is needed to eliminate the 6’ screen fence required as part of bufferyard “A” along the SE boundary</u> – but the 10’ bufferyard remains along that boundary.</p> <p>The developers explained in detail what the two variances were that were being considered, comparing the previous project that had been presented and supported site map and geo-renderings. Paul &amp; Barry walked the Assembly through their proposed renderings and site plans.</p> <p>Members and non-members of the Assembly began to cite concerns over the sight lines that would be impacted, possible continued difficulty with the Kemper Lane &amp; Francis Lane intersection, and many other issues that would have to be addressed prior to construction. Discussion ensued and will continue through groundbreaking.</p> <p><b><u>Upon motion and second, The Assembly voted to submit the Letter of Recommendation to the City as presented; Contingent upon the adjudication letter highlighting the proposed variance requests.</u></b></p>	
7. Farmer’s Market	<p>Deb Dereshkevich presented. The Market is welcoming vendors. The Market is moving from the Madison Parking Lot to Clayton Street for increased shade from the sun and more foot traffic. The Market is moving to Thursday afternoons to avoid competition with other Friday events. The Market will run on Thursdays 3-6 pm, starting the last Thursday in May through last Thursday in October.</p>	None
8. Business Association	<p>Sara Siefring presented. Walk on Woodburn is currently being rebranded and is coming back with a schedule and the plan for recurring event in the EWH Business District.</p>	None
Adjournment	<p>There being no other business, the meeting was adjourned at 8:12 p.m.</p>	None

Assembly meeting prereading: Agenda, Police EWH Crime Statistics, May 2024 Treasurer’s Report, CRC informational flyer; and 1908 Kemper Development Variance Request Presentation

**THE NEXT MEETING OF THE ASSEMBLY WILL TAKE PLACE ON SEP 4<sup>th</sup> AT 7:00 P.M.** Meetings will take place at the St. Francis de Sales School cafeteria.

Submitted by Ben Strohm, Secretary  
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