



# NANA NEWS

## APRIL 2000

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The North Avondale  
Neighborhood Association  
617 Clinton Springs Ave. (29)  
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President: John Angelo  
Coordinator: Charlene Morse  
Editor: Charlene Morse

### PRESIDENT'S MESSAGE



**Wanted:** Neighborhood Association Leader. Willing to work with diverse, talented group of people. Interested in defending the past and embracing the future. Resident of North Avondale. Meeting-management skills a plus. On the job training provided. All inquiries contact the NANA office.

Our slate of officers for the 2000-2001 NANA Board is nearly complete. In fact, all positions are represented, save for one... president.

As I approach the end of my two-year term, some questions (beyond who will be next at the helm) come to mind regarding the future of our community:

- Collectively, what do we want the North Avondale of tomorrow to be?
- What are we reactively willing to settle for?
- What are we proactively willing to make of it?

North Avondale is a strong yet fragile community. Over the past two years, the board has faced innumerable challenges, which have tugged at our neighborhood from all sides, including:

- The regular development of group homes and subsidized housing,
- Requests for property zoning changes,
- Drug houses and teen loitering on our south side,
- Zoning violations, such as inappropriate home businesses on our west side,
- Xavier challenges on our east side,
- And most recently, the proposed fast food business at Reading and Paddock on our north side.

Who manages North Avondale? The city? The businesses? The major property owners? The numerous churches? What lies ahead in North Avondale's future? Take into consideration the redevelopment of downtown and the displacement of hundreds of economically challenged residents. Where will they go? How will they be integrated into the neighboring communities? Who manages which houses are converted to multi-family units? Who monitors which apartment buildings become subsidized housing? What about the developments around Children's Hospital's Ronald McDonald House? Where will the dislodged drug dealings from that area go? Who's monitoring?

The answer is easy. The commitment is tough. We, the residents, manage the destiny of our community, and our voice is NANA.

There's the day to day maintenance... recycling drives, green up days, clean up days, enforcing property zoning regulations. But there is also "planning" for the future. Actively pursuing

### Proposed Slate of Officers

#### 2000/2001 NANA BOARD OF TRUSTEES

- President: ?
- 1st Vice President: Jean Wilson
- 2nd Vice President: Marianne Knue
- 3rd Vice President Mary Piper
- Corresponding Secretary: Linda Grayman
- Recording Secretary: Toni Ward
- Treasurer:

a vision, developing partnerships, and shaping our community. This requires stewards and visionaries. This is the work of the NANA Board, and the responsibility of all residents through the monthly NANA meetings.

I frequently hear concerns about property values, quality of life, safety and neighborhood amenities. Many times, these concerns are served up with a decent helping of apathy or an expectation that the solution is someone else's responsibility. Unfortunately, the privilege of living in North Avondale comes with a small price...the investment of a little time by each and every resident. Our community requires management. It can't survive without it.

Is it better elsewhere? Possibly. But it's a trade off. So perhaps we have to work a bit harder than Hyde Park or Indian Hill...but we too have beautiful homes and ample greenspaces. We also have tremendous history, unparalleled diversity and an incredible location to boot.

*John*

Addendum... Also Wanted: Neighborhood Stewards and Visionaries. Previous experience not required.

### AGENDA

**APRIL 11TH, 7:30 P.M.**

- UPDATES: MCDONALD'S PROPOSED DEVELOPMENT, VICTORY PARKWAY/XU PARKLAND PROJECT
- NOMINATING REPORT
- COMMUNITY PRIORITY REQUESTS (SEE PAGE 3)

**NANA GENERAL MEETING 617 CLINTON SPRINGS**



## NORTH AVONDALE LAND USE UPDATES

By Gerry Kraus

### **A McDonald's Fast Food On The Gershuny Property (Reading Road/Avondale Ave.):**

After hearing a presentation on March 7, 2000 by McDonald's Inc. representatives regarding a zone change to place a McDonald's restaurant on the Gershuny property, the NANA Executive Board voted unanimously to recommend that the neighborhood oppose a zone change. This opposition was confirmed at the March 14, NANA meeting by a resounding NO vote of 55 to 0. Among the plans for development was use of the rear part of the property, zoned R-1 T and used as a buffer zone, for a drive-through road between Avondale Avenue and Barry Lane. Also an additional unnamed development was planned for the corner of Reading Road and Barry Lane, presently zoned B-4, general business. Objections included noise, odors, litter, traffic and generally inappropriate use of the land (Note: the North Avondale Urban Design plan [1995] calls for a mid-height apartment/condo development with shops or offices on the first floor.) Word is that McDonald's is trying to site its restaurant on the B-4 zoned part of the property.

**Lowry Avenue Bed & Breakfast:** On March 23rd Buildings & Inspections Director William Langevin held a public hearing to consider a request by Deborah Green-Boone to run a Bed and Breakfast facility with three guest rooms in her home at 3961 Lowry Avenue. The zoning code permits bed & breakfasts as a conditional use in R-2 zoned districts (single family homes on small-sized lots). Green-Boone also requested a variance to permit four rather than the five required off-street parking spaces. Attending the hearing were: Freddie W. Johns, rep from Peace Baptist Church, Marvin & Gerry Kraus, Coordinator Charlene Morse, Herberdenia B. Phillips, Ophelia Pugh, Aurelia Smith, Ruth Watts & Tim Yosmali. Several adjacent and nearby neighbors testified in opposition to this use of Deborah Green-Boone's property. Marvin Kraus stated that NANA had voted at its March 14 meeting to oppose the establishment of a Bed & Breakfast home at 3961 Lowry. Among the objections were parking problems on a narrow street and use of a business in a residential neighborhood. The residents said that they would be concerned about any use of property that would bring strangers onto their street. They further stated that permitting this Bed & Breakfast would set a precedent that would encourage other Bed & Breakfast homes as well as other non-residential uses on the street and would destroy the residential character of Lowry Avenue. It was also pointed out that there were no residents who supported Green-Boone's request. Mr. Langevin stated that he would make his decision in 30 days.

**Victory Parkway/Xavier University Development:** At its March 23rd meeting the Cincinnati Park Board listened to Victory Parkway residents George Brockman, Gale Howe, Jim Faulkner and Glenna Kennedy explain why they opposed development of a proposed nature trail at the Xavier University development along Victory Parkway. Objections

included issues of privacy, peaceful enjoyment of the parkway without additional noise or litter and concern that further destruction of green growth and exposure to the XU and/or industrial development on Webster Avenue would lower property values. They pointed out that the trail would be used as a shortcut for XU students, raising issues of safety. If someone were violated while walking along the trail, would lighting then be added? Since the portion of the proposed trail runs through designated wetlands, how accessible will the trail be? Then there are issues of sewer repair by MSD, promised but not yet repaired. While there is an official 100 feet of designated buffer, the residents consider ALL the yet untouched growth a natural buffer and do not want any more destruction of green growth along the Parkway. NANA Vice President Gerry Kraus stated that NANA had reversed its previous support for a nature trail given the new realities of how the XU development had visually adversely affected the park like ambiance of Victory Parkway. And that NANA now supported the expressed objections of the nearby residents.

While Park Board members expressed sympathy for these concerns, they recommended that the neighbors, park department staff and Xavier University representatives meet together to try to resolve this issue. If mutual agreement could not be reached, the Park Board would make a decision about the nature trail at its next meeting. The three groups met on March 29. Park staffer Dave Prather explained the purpose of this meeting. Residents asked XU to agree to eliminate the nature trail from its development for the reasons stated above. XU Biology Professor Stan Hedeem said that a developed nature trail was not necessary to meet the study needs of his students. He also said he often uses the Avon Woods Nature Center on Paddock Road for outdoor exploratory teaching. XU Vice President John Kuchia after consultation with the park board staff decided that XU would not proceed with a formal trail at this time but only construct a stair stile over the sewer so Dr Hedeem & his students could access the natural area for their studies. Kuchia reaffirmed XU's commitment to the enhancement & reforestation of the parkland.

### **Washington Avenue Group Home for Troubled Youth:**

Lighthouse Youth Services Director Robert Mecum spoke at the March 14 NANA meeting to explain their plan to use an apartment at 3506 Washington Avenue (northwest corner of Washington/Glenwood) to house troubled male youths. The youths would be under strict supervision at all times. Nearby residents at Harvey Point expressed concerns about safety, saturation of area with institutions and no input from neighbors regarding this facility. A vote to oppose this Lighthouse project was approved by NANA. Since the zoning permits the proposed group home, Mecum indicated that Lighthouse Youth Services would probably go forward with its plan.

**3955 Dickson Avenue:** The city has issued orders against Vernon Meniffee for violations to the zoning and building code. He has been fined \$500 (doubled to \$1,000 when he didn't pay within 10 days) for conducting a construction business in a residentially zoned district. Mr. Meniffee addressed the neighborhood at NANA's March 14 meeting and stated, "anything inappropriate and incorrect will be corrected." To date the construction business still operates at 3955 Dickson. The city must, under statutory law, give Mr. Meniffee until April 15 before initiating actions to collect the fine and to correct the building and zoning violations for which he was cited.

## REVERSE THE BLIGHT By Pauline Daly

Almost daily since October from approximately 1pm until dark, a mobile business has been parking on Burton Avenue next to Martin Luther King Park. This business operates out of a large white van and has a motor (perhaps a compressor) running continuously. The sign on the truck says "Mini-Minute Market on Wheels." The food it sells include: cheeseburgers, sandwiches, candy, chips, cookies & juice.

We have been working with landlords in this area for several years to improve the area around M. L. K. Park. An area Block Club exists in the area. Unfortunately the addition of the "Market" is causing this area to deteriorate rapidly. Since the arrival of this truck, two bushes have been broken off and the grass on the hillside is rapidly wearing away near the area where the truck parks. Adults loiter continuously near the truck, talking to the person inside, and only occasionally buying something they eat. Park employees clean up regularly but the trash overall has increased

NANA first went to the city to see if there were any violations being committed. The Zoning Department says it has no jurisdiction because it is not on someone's property even though the zoning is residential (which does not permit this type of business.) The police can't ticket it, even though the van has a truck license (trucks can't park in residential areas), because it is considered standing since someone is there with it. The Health Department informed us that the business has all the proper licenses to operate there or anywhere else in the city where there is a legal parking space.

We then started contacting residents of other neighborhoods who might share these concerns. Their first reaction has been shock and disappointment at the condition of the park which is named in honor of Martin Luther King. We learned that Winton Terrace had two children hit by cars due to candy truck traffic. They we're told the city could do nothing when the truck parked on Winton Terrace streets because it was not city property but a CMHA family projects.

This truck could choose to sell in front of your house or near a school or anywhere that has a legal parking space. It is a safety hazard for children crossing the street. It increases loitering as it is not necessary to leave to get food or drink and increases trash, as the items are sold in plastic containers

As we have learned more and more we have come to the conclusion that we need to take a two prong approach to the problem. First, we have to work with the owners of the "Market" to reach a solution. To that end the owners have agreed to a meeting with them at the site. Secondly, NANA is asking the city to develop regulations for mobile businesses, since there apparently are none. This should include Ice Cream Trucks. We are also seeking to join with other neighborhoods who see this as a problem. For those who would not object to having such a business where they are, please let us know. Perhaps we can convince the operators to relocate there!

## Congratulation to:

**Tom Jones** (Greenwood) has been selected to receive an Honorable Mention for Outstanding Ohio Crime Prevention Volunteer by the Ohio Crime Prevention Association. This recognition is being given on the basis of his exemplary prevention efforts and volunteer spirit in helping revitalize Avondale & Burnet Avenue

## Walnut Hills High School Orchestra at Carnegie Hall

On April 22, 2000 the Walnut Hill High School Orchestra will realize a dream. They have been chosen to play at the National Orchestra Invitational Festival at Carnegie Hall. On Tuesday, April 4, 2000, their achievement will be recognized by the Ohio Legislature. A resolution will be passed honoring the orchestra for representing Ohio at the festival. To help raise money the orchestra is selling commemorative posters (\$10.00) and Jim Borgman T-shirts (\$15.00). They are available at the school's music department from 7:30 A.M. to 2:30 P.M. on school days or call Conductor Ken Welsh at 569-5508. They may also be purchased through Linda Elson (Valley Lane) at 559-1633.

**Help support the school that has nurtured so many of our residents.** (Contributions are welcomed)

## COMMUNITY PRIORITY REQUESTS (CPR)

NANA will finalize its' selection of five priorities for funding in the 2001-2002 biennial budget for city services and/or capital improvements to submit to the city by April 14. At the March 14 NANA General Meeting the following projects were suggested:

- Second floor addition to the Community Center (possibly include large dance/exercise/activity room, conference/meeting/computer room, offices, & storage rooms)
- Sewers on Glenwood near Vine
- Pipe to Sewer the natural spring on Parker Place Paper street on Wedgewood
- Pipe to Sewer the natural spring on Redbud
- New Street & Curb on Camden
- Sprinkler Systems at NANA's adopted flower beds.

If you have any comments on the above or additional suggestions come to the April 11 NANA General Meeting or call the NANA Office at 221-6166



We feel the city needs to regulate these businesses. They should be responsible for the problems they cause. They should be responsible for the trash they bring to the neighborhood. They should be responsible for the destruction of landscape their business causes the neighborhood. And, above all, they should be responsible for the safety of children who are attracted by their business.

(3) This is our problem, also. Let's act before we have a child killed.

**North  
Avondale  
Community  
Center**

**961-1584**

**Spring Social:** After School Day Camp Parents, Neighbors & Friends leave the kids home and come hang out at the center on Friday, April 28 from 7:00 p. m. to 10:00 p.m. Bring a covered dish, play cards, listen to old 60's & 70's music, sing your Karaoke hits.

**N. A. Center Staff:** Hirsch is reopened & the merged staffs are now unmerged. Gene Caldwell is still in charge of both centers. The following staff is now at North Avondale: Karen Smith (CCDI), Ann James (CCDII), Doris Harris, Robert O'Bryant, Don Folden, Ebony Boswell (Program Directors), Raphael Bolton, Vicki Robinson, Will Starks, Jeremiah McBurrows (Recreation Leaders), Charles Weaver, Dwayne Allbright, Sheryl Foster (Custodians)



**“GREAT AMERICAN CLEAN-UP” SATURDAY - APRIL 15 - 10 A.M. TO NOON**

A clean, litter-free neighborhood means residents care. It not only discourages crime, but it makes for a healthier place where everyone can enjoy living and working. Join your neighbors & other neighborhoods in cleaning up Cincinnati. Work around your home or come to Seasongood Square Park (Reading & Clinton Springs) between 10 a. m. & noon to get your work assignments. We will be picking up litter on Reading, Dana, Burton, Vine & more. If you have old tires you may drop the off at Sickle Cell Group, 3770 Reading Road. Trash bags will be collected on Saturday by City Sanitation at the following locations: Seasongood Square Park, Reading Rd. & Clinton Springs, the empty lot owned by & next to Second Community Baptist Church, 3662 Reading Rd., and Mitchell & Vine, southeast corner on Mitchell side. Each volunteer will receive gloves, litter bags, caps as well as clean-up tools provided by Keep Cincinnati Beautiful who is coordinating this national event for Cincinnati. NANA will start your day with donuts & juice & provide pizza for a well earned lunch. NANA is counting on all public-spirited neighbors to help make North Avondale clean, safe and the special place it is reputed to be.

**See you there!**

**NANA CALENDAR**

- First Thursday of Every Month, 6:30 p.m., S. & N. Fred Shuttlesworth Circle, Greenwood & Burton **Block Club Meeting** at Bethlehem Baptist, 760 N<sup>th</sup> Fred Shuttlesworth Circle Questions - call Pauline Daly at 751- 8334
- Tuesday, April 11, 7:30 p.m., **NANA GENERAL MEETING** at N.A. Community Center, 617 Clinton Springs
- Saturday, April 15, 10:00 a.m. to 12 Noon, **GREAT AMERICAN CLEAN-UP**, meet at Seasongood Park
- Saturday, May 6, 10:00 a.m. to 2 p.m., **MIXED PAPER & CARDWOOD RECYCLING**, 615 Clinton Springs
- Saturday, May 20, 8:30 a.m. to 12:30 p.m., **GREEN-UP DAY**, meet at Seasongood Park



**NANA EXECUTIVE BOARD & COMMITTEE CHAIRS**

President: John Angelo_____	281-6644	Corresponding Sec.: Linda Grayman_____	281-6138
1 <sup>st</sup> VP: Gerry Kraus_____	861-3939	Legal Chairperson: Marvin Kraus_____	861-3939
2 <sup>nd</sup> VP: Yvonne Brown_____	281-2638	Landlord/Tenant Relations: Pauline Daly_____	751-8334
3 <sup>rd</sup> VP: Jean Wilson_____	221-7437	Beautification : Ursula Hassel_____	751-4546
Treasurer: Mary Piper_____	961-1080	Welcome: Judith Titchener_____	281-1107
Recording Secretary: Marianne Knue_____	281-5860	<b>NANA Coordinator &amp; NANA News Editor: Charlene Morse</b>	<b>221-6166</b>

North Avondale Neighborhood Association  
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