



# NANA NEWS

## APRIL 2004

Published by :  
The North Avondale  
Neighborhood Association  
617 Clinton Springs Ave. (29)  
(513) 221-6166  
Email: [clmorse@fuse.net](mailto:clmorse@fuse.net)  
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President: John Jones  
Coordinator: Charlene Morse  
Editor: Charlene Morse

### PRESIDENT'S MESSAGE

'Paddock Point' is this our ugly duckling? This major intersection, is a problem in need of development. We are now aware of two possibilities which would change its appearance. We could have the existing structure which is not the most attractive building become a Pay-Day Loan. Or, to shoot for the moon, with an **'extreme makeover'** and evolve into something possibly risky which could be considered as classy, designed to fit in the neighborhood and be subtle by comparison.

Both options represent change. Change is hard. Change is not readily accepted. But, change is happening At first thought, neither would be my choice for this intersection. But, 'Paddock Point' has limitations. The size of the property is small for today's market. It's a busy intersection where two state routes intersect. It is part of an unstructured, disjointed, vague 'business district'.

Therefore, when the neighborhood was given the opportunity by the developers to come up with options for sustainable business ideas, we had problems. NANA was not astute enough to come up with any realistic and feasible alternatives, only preferences.

Which reminds me of a general meeting, one of many where the discussion was around the Gershuny property. During which a member, asked the question, "Why can't we have a Nordstrom on that corner?" What a ridiculous question/idea I thought at the time. Granted, we should seek the best, but, we should consider if it is attainable. No rational person would deliberately set himself or herself up for failure.

Options, choices, changes will never please everyone. What happens is that the community becomes involved. This then affords those involved the opportunity to work out some compromises, compromises that can impact positive changes in the final product. I think NANA has done this but, we must learn how far to push the envelope. A sign of genius is knowing when to stop.

*John W. Jones*

### GREAT AMERICAN CLEAN-UP SATURDAY – APRIL 24 – 10 A.M. TO 1:00 P.M.

A clean, litter-free neighborhood means residents care. Join your NANA neighbors to clean up the litter that has accumulated in our neighborhood over the winter.

#### WE NEED 54 VOLUNTEERS, PLUS

Come to Seasongood Square Park, southwest corner of Clinton Springs & Reading Road, at 10 A.M. to get your supplies & assignments. The teams will travel down Reading Road to Glenwood, up Reading Road to Asmann, Dana Avenue to Victory Parkway, Clinton Springs, Mitchell & Vine.

Join everyone at **1:00 for pizza** back at Seasongood Park.

We watched it change month by month. Emerging from a tattered apartment house to a splendid chalet on the corner of **Clinton Springs and Reading Road**. The Full Spectrum Health Center LLC (Internal medicine and Acupuncture) is about to open! A true boon to the North Avondale Business District. **Dorothy P. Shaffer MD** - known lovingly as Dr. Dotty plans to open her door on Friday April 16 with a ribbon cutting ceremony from our City Council followed by a hard-hat celebration in appreciation to the dedicated workers and supporters who made the transformation complete.

**GRAND OPENING - OPEN HOUSE** is scheduled for **May 8**. All of North Avondale is welcome to drop by the see the new Medical Center right in our own back yard.

### THE FOUNTAIN OF YOUTH By Spencer Konicov

I walk the streets, sidewalks and alleys of North Avondale a lot. Early Saturday mornings I tried to find unfamiliar areas of the neighborhood. During these walks I observe many neighbors. To a neighbor I find we as a group look and are much much younger than our years. The reason I walk is I know that somewhere in some unknown corner of the neighborhood is the **FOUNTAIN OF YOUTH**.

Some days in my search I walk down Marion towards Xavier University. As I walk looking at the elegant homes I recall reading copies of testimonies during the controversy concerning XU's Honors dorm on the corner of Marion and Dakota. Developers and city planners testified all the homes would eventually become XU student housing. The homes were just too big making them undesirable or wanted by buyers. How wrong the wise can be. The wise had not reckoned how engaging these attractive, beautiful and gracious homes would be to the young buyers. They were willing to write off an entire corner of North Avondale on the premises that an expanding university would need this area for expansion. Today these homes are too expensive for remodeling developers.

Other weekends I walk by the Belvedere and admire the small "Triangle Park." I remember all the City, NANA and Belvedere

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NANA GENERAL MEETING  
2nd TUESDAY  
APRIL 13<sup>TH</sup>, 7:30 p.m.

NORTH AVONDALE  
COMMUNITY CENTER  
617 Clinton Springs Ave.

#### AGENDA ITEMS:

- PROPOSED CAR WASH OR PAY DAY LOAN AT READING & PADDOCK
- ONLY IF YOU COME WILL YOUR VOICE BE HEARD & YOUR VOTE COUNT!

**A CAR WASH OR PAY DAY LOAN  
AKA CHECK CASHING  
By Gerry Kraus**

The neighborhood will be asked to choose between a car wash and a pay day loan/check cashing facility at the NANA monthly meeting on April 13. A pay day loan business provides short term (usually two weeks) unsecured loans to individuals who have proof of a job (a recent pay stub will do), a bank checking account, a utility bill in their name, and a drivers license or state issued ID. Its purpose is to help with a short term cash shortages for a fee.

One or the other of these businesses is being proposed for the northwest corner of Reading and Paddock Roads (formerly Antonio's Pizza). At this meeting there will be a list of the pros and cons of the car wash and pay day loan facilities. Here is a chronology that has led to this point:

- At its December 9, 2003 meeting NANA voted (aye: 18, nay: 2, abstain: 11)\* to oppose a 24 hour/7 days, unattended car wash at this location.
- On December 16, 2003 the owners (Rick & Charles Pescovitz) of 4007 Reading Road applied for a permit to develop a 24 hour/7 day, unattended car wash business.
- On February 25, 2004 City Hearing Examiner Steve Kurtz made his decision to permit a car wash with certain restrictions including limited hours of operation (Sunday-Thursday from 7 AM to 10 PM and Friday-Saturday, 7 AM to 11 PM); "bollards with a chain (or similar obstruction) to block the vehicular entrances during hours the car wash is closed"; no drying of vehicles on site because of insufficient space. Kurtz further stated that his decision superceded previous uses and a restaurant use "and is, therefore, null and void."
- On March 3, 2004 Building Plans Examiner Majed Dabdoub sent a letter disapproving the application for a check cashing business because it was determined that the proposed business constituted a change in use and required a complete set of new plans.
- On March 4, 2004 the owners, Charles & Rick Pescovitz, asked for reconsideration of the carwash restrictions on hours of operation and blocking of vehicular access during "closed hours" as required by the Hearing Examiner.
- On March 9, 2004 at its monthly meeting the NANA membership voted aye: 18, nay: 12, abstain: 4) to oppose the Pescovitz request for a reconsideration.
- On March 10, 2004 the Hearing Examiner disapproved the request for reconsideration of his decision.
- On March 21, 2004 the NANA Board was informed 1) that on February 6 an application for a pay day loan business was made and 2) that on February 17 Supervisor of Zoning Administration Reginold Lyons had sent a letter stating that the pay day loan business and signage was exempt from EQ review. Also on this date the NANA Board voted to appeal the decision of the Hearing Examiner on four grounds: 1) that the law required 20 vehicle spaces rather than 18; 2) that the variance permitting 18 vehicle spaces had not been applied for according to law; 3) that the Hearing Examiner had erroneously stated that NANA had waived its right to object to an automotive use for this property because in 1980 it had approved a 7-11 Convenience store that would sell gas; 4) any other legal reasons.
- On March 21, 2004 the NANA Board also voted to have a Committee to meet with the Pescovitzes to discuss alternative uses for their property that would be mutually acceptable to the neighborhood and the Pescovitzes.
- On March 24, 2004 Reginold Lyons sent a letter stating that a check cashing use is exempt from R-1(I) zoning because check

cashing is not a substantially different use from a restaurant (Antonio's Pizza).

● On March 27, 2004 in an email from NANA Secretary Marilyn Smith, the NANA Board, other interested residents and some city officials were informed that the Committee had met with the Pescovitzes "to work on a plan of reconciliation with the carwash" and came up with a proposed agreement to be voted upon by the NANA membership on April 13:

1. Operating hours from 6 AM to 12 PM (midnight) daily
2. No bollards or chains at the egress points
3. Posting of operating hours in bays
4. Turning off and dimming security lights when closed
5. Modification to car wash development that will permit hand drying of cars on-site

Without acceptance by NANA of these 5 modifications to the Hearing Examiner's decision, the NANA Board Committee has been advised that the Pescovitzes plan to go forward with a pay day loan facility.

- On March 27, 2004 temporary "\$\$\$Coming Soon" signs were put up without a required permit.
- On March 29, 2004 a notice was issued announcing a Public Hearing on April 14, 2004 by Hearing Examiner Steve Kurtz to consider new information regarding the carwash, the new information being the preference of many North Avondale residents for a carwash with the above modified conditions rather than a pay day loan facility.

Since both the applications for a car wash and the check cashing business occurred before the new zoning code was in effect, both businesses are subject to the restrictions of the R-1T zone and the EQ-UD zoning overlay that this property had.

\* According to Roberts Rules of Order a vote to "abstain" is counted with the majority vote.

**Editors Note:**

The letter from Majed Dabdoub states: "that the approval of the plans and issuance of the permit is pending until" complete plans, and existing and proposed work are submitted. When I called the city to check, I was told that permits are not denied but delayed until complied with. They have 1 year to comply.

On March 27 the temporary sign was put up without a permit because the city told the Pescovitzes (I then called & also checked) that they didn't need one. After someone complained, the city called & told them they needed one & so they got the permit.

**NANA NEIGHBORS**

**Else DeJong** (Betula) will be among the nearly 50 local clay artisans displaying and selling their ceramic wares at the Fourth Annual Clay Alliance Spring Pottery Fair, scheduled for **Saturday, May 1, 2004** on the grounds of the historic Rookwood Pottery Restaurant in Mt. Adams, from 11:00 am to 5:00 pm. Fair visitors can eat meals, watch pottery demonstrations and win door prizes.

**Carol Meadows** (Rose Hill) senior sales vice president at Comey & Shepherd captured six top awards at their annual meeting. They were: Hyde Park office's 2003 Sales, Listing & Unit Leader, a Top Ten Agent for 2003, Consistency Award & named to the President's Club

**Milton and Betti Hinton** (Leyman) received the 4C Champions for Children award on April 1 at the Phoenix for their lifelong work with children.

**Edward Donovan III, MD** (Red Bud) is listed in the 2003-2004 **Best Doctors in America** for his work in Pediatrics.

**Bernard Arron, MD** (Rose Hill) is listed in the 2003-2004 **Best Doctors in America** for his work in Radiation Oncology.

## COMMUNITY ENGAGEMENT

### By Pauline Daly

What kind of a community is North Avondale? I saw a tee shirt that says, "A community that excludes even one of its members is no community at all." Do we welcome all people? Do we show RESPECT for all people? How do we treat people we disagree with? Do we work cooperatively with other neighborhoods? Are our minds open to consider other points of view? Children often attend our council meetings. If they observe our behavior and emulate it will we be proud? What kind of community do we want? What are our priorities? (All children in the neighborhood, people who rent, people who make us uncomfortable, our property values, impressive homes, zoning) - choose the order of priority.

Our neighborhood school is helping the children to be aware of appropriate behaviors and to make good choices. Monthly themes are respect, responsibility, self control, cooperation, honesty/integrity, caring, fairness, problem solving, persistence, and acceptance. The plans are to teach conflict resolution. Children imitate the behavior they see in adults. In the school the adults must keep this in mind. In the community we all must keep this in mind. To have a safer neighborhood and a better quality of life get involved with Burton School. Whatever your interest, we will find an opportunity for you. Call me at 751-8334 for information.

Additional Food for Thought: During the week of March 21 the sign in front of the Quaker Meeting House on Winding Way was destroyed. Apparently they have been receiving harassing phone calls and other incidents of vandalizing have occurred in the past year. Could this be related to the signs of "Peace, not War" that were posted in their yard last year?

*(Continued from page 1)*

discussions concerning deeding the street to the Belvedere for parking, and the development of the residence parking lot on Clinton Springs including the turn over of the triangle park to the owners for beautification and maintenance. The devil as always was in the details. It took some time to work out those details. For instance, the public water fountain in the park is the responsibility of the City. They tried to dump that on the Belvedere owners. This was once a Fountain of Youth.

Further north on Reading Rd looms a vacant lot between Avondale Ave. and Barry La. How much better the weeds look than the ram shackled strip shopping center they replaced. An immeasurable amount of time was spent hounding the owners and the city to do something to rid North Avondale of this damnable blight. This controversy sure kept the adrenalin running for many years before I came to the neighborhood. But now the building is down and the weeds are up and the Fountain of Youth has moved once again.

The hard thing about finding this Fountain is its elusiveness. Is the latest location the corner of Reading Rd and Paddock Rd? Blood pressure seems to be rising and the discussions becoming more intense. Neighbors are meeting and talking to each other. Flyers are being distributed. Sides are being chosen up. Is the property going to become a Car Wash or a Pay Day Loan? What is going to happen to the neighborhood property values? Wherever you stand on this issue welcome to the North Avondale newest Fountain of Youth. Drink its fluids. See you at the pool.



**N**ANA 2004/2005 NOMINATING COMMITTEE is comprised of John Arthur (Betula), Henry Brown (Burton), Chair, John Jones (Marion), Kush Moyo (E. Mitchell) and Mary Piper (Avondale Av)

### BASEBALL UPDATE

At the NANA March 9th General Meeting, Kenneth Pouncey, head of the North Avondale Montessori Baseball Association asked NANA for a donation to help cover umpire, league or practice fees. These operating fees come to \$968. Betsey Gotwals moved that NANA give \$200 toward the baseball program. Rick Pescovitz offered a challenge match up to \$500. Vanessa Wayne and Debbie Ginicchio amended the motion that NANA give \$200 and Vanessa & Debbie will each donate \$150 to meet the \$500 challenge. Motion unanimously carried.



**Invest In Neighborhoods, Inc.**  
**2004 Merit Grant • Proposals for \$1,000 or Less**  
**Also \$2,000 Increase to NANA Budget**

In 2000, NANA won a \$1,000 Grant which was used toward the Dana Triangle sprinkler system. In 2002 NANA won \$500 to pay youth to pick up litter. This year NANA would again like to pursue this grant and is looking for your ideas as well as ideas for the \$2,000 budget increase. If you have any suggestions, call the NANA office at 221-6166 and leave your suggestion on the answering machine or send an email to: [clmorse@fuse.net](mailto:clmorse@fuse.net).



**Just Lid It!** Spring is here and the winds are blowing! It's a good time to remind everyone to keep lids on trash cans during storage to prevent scattering and bags securely tied. **Cincinnati Municipal Codes Sec. 714-5:** Placement of Litter in Receptacles so as to Prevent Scattering. Persons placing litter in public receptacles or in private receptacles shall do so in such a manner as to prevent it from being carried or deposited by the elements upon any street, sidewalk or other public place or upon private property.

**Yard Waste Recycling resumes on April 5, 2004 .**

### IN MEMORIAM

**Harold McClure**, (Wess Park) died March 27 at the age of 87. He led an extraordinary life as a member of the legendary Tuskegee airman, an accomplished pianist who accompanied the likes of Josephine Baker in Paris, a United Nations delegate to the Belgian Congo and a world traveler who spoke eight languages. He was featured in the November 1998 NANA News article *Meet Your Neighbors*. He was a lovely man.

**Chief Bishop William Crumes Jr.** (Washington) died March 7 at the age of 89. He spent his life protesting discrimination and led efforts to integrate Coney Island. After holding several positions with the Church of the Living God National Organization, he became their fifth chief bishop in 1979. Condolences to his wife Dorothy, daughter Vernita Mays-Hill and family.

**North Avondale Community Center**

**961-1584**

**April**

5-9, 7:15 a.m. - 6 p.m.

Spring Break Mini-Camp

9, Friday

Good Friday (No Senior's Activity)

16, Friday 8:45 a.m.- 2 p.m.

Senior's Trip to Music Hall Tour & Concert

23, Friday: 10:00 a.m.

Senior Movie

30, Friday 10 a.m.

Senior Games

**NANA extends condolences to Bill Bailey and his family for the death of his brother.**

**North Avondale Montessori**

**363-3900**

**April**

**5-9 - Spring Recess**

**15 - Bring Someone To Lunch**

**29 - Last day to place order on internet for Market Day (www.marketday.com) - Pick up Order on May 4**

**NANA SURVEY: Pay Day Loan Vs. Car Wash**

**Given the choice which would you choose?**

- The Pescovitzes purchased the property this fall. They first came to NANA in November and to date have spent over \$20,000 on lawyer, architect and building expense fees without making any money on their investment
- After discovering the neighborhood was not thrilled to have a car wash at this location the Pescovitzes said that they would consider any real business opportunity proposal for the property. One business approached them. A Pay Day Loan operation which is where they got the idea as a alternative to the car wash.
- After numerous dialogues and compromises the Carwash was approved by the city with conditions. The Pescovitzes objected to two of the conditions: the hours of operation and the bollards & chain because it would cost them to lose approximately \$10,000 a year.
- When comparing the two options of putting over \$600,000 to create the car wash or doing minimal work on the existing building to create the Pay Day Loan option, plus the NANA's reception to the idea of a Car Wash, the Pescovitzes decided go with the Pay Day Loan option.
- Because NANA has never voted on what the membership would prefer if a decision had to be made between the Car Wash & the Pay Day Loan we conducted a quick (48 hours) email survey after asking the Pescovitzes to reconsider.**

\_\_\_ I prefer the Pay Day Loan operation. It will be opened 7 days a week from 9 a.m. to 10 p.m. with a late night drive thru

\_\_\_ I prefer the Car Wash and want NANA to use the compromise agreed upon on Thursday, March 25 to prevent the Pay Day Loan

The Results: 9 chose the Pay Day Loan, 94 chose the Car Wash and 11 said they didn't want either.

The only possible way that the **Car Wash** will still happen is if **NANA votes for it at the April 13<sup>th</sup> Meeting** and it is then presented at the Zoning Examiner Hearing at 1 p.m. on April 14<sup>th</sup> and he changes the conditions. **Come and vote April 13<sup>th</sup>.**



NANA GENERAL MEETING APRIL 13

*Current Resident Or:*

NON-PROFIT  
U S POSTAGE  
PAID  
CINCINNATI,  
OHIO  
PERMIT  
NO.7243

North Avondale Neighborhood Association  
617 Clinton Springs Ave.  
Cincinnati, Ohio 45229-1324

- |   |   |   |
|---|---|---|
| Coalition: Bill Rambo<br>221-7152                   | 1 <sup>st</sup> VP: Michael Walton<br>961-8850                  | President: John Jones<br>281-2596                               |
| Eva Roberson<br>751-2446                            | 2 <sup>nd</sup> VP: Barbara Henshaw<br>961-5275                 | 3 <sup>rd</sup> VP: Ellen Epstein<br>304-6703                   |
| Environment: Mike Rieck<br>961-5275                 | Recording Sec: John Arthur<br>961-4717                          | Treasurer: Ursula Hassel<br>751-4546                            |
| Landlord/Tenant Relations: Pauline Daly<br>751-8334 | Corresponding Sec: Marilyn Smith<br>221-4039                    | City Liaison: Gerry Kraus<br>861-3939                           |
| Legal Chairperson: Marvin Kraus<br>861-3939         | Master Plan Implementation: Amy Hines<br>281-5244               | Welcome: Judith Trichener<br>281-1107                           |
| Sustaining Cincinnati: Teresa Harten<br>751-5897    | NANA Coordinator & NANA News Editor: Charlene Morse<br>221-6166 | Neighborhood Officer Jana Cruse<br>jana.cruse@cincinnati-oh.gov |

**NANA EXECUTIVE BOARD & COMMITTEE CHAIRS**