



# NANA NEWS

## FEBRUARY 2004

Published by :  
The North Avondale  
Neighborhood Association  
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### PRESIDENT'S MESSAGE

Passing the Avondale library, I was reminded of a recent conversation. During which it was said, that the library was a great asset, especially its film department, but there was *no parking*.

Continuing north on Reading, the thought of no parking resonated, especially if you think of trying to develop a business district. In North Avondale there never was a business district, as we tend to think of business districts. For most of us, this was obvious when we made this our neighborhood of choice. Another obvious fact is that Reading Road is somewhat of a divide in the Neighborhood.

We are charmed by the many gracious amenities found in the neighborhood, i.e., gaslights, the nature of the neighborhood, (if not we would not have put up such a fight when it came to the proposed zoning changes), it's historical homes, its diversity, etc., and to develop a *sustainable business* district would change the Reading Road strip, generally considered to be where the business district should be located. What effect would such a district create? I'm reminded of the traffic on the street where I live when there were activities being held at Xavier's armory and field house.

Ample parking is needed in order to make a viable business district. If we are to create a business district, then we need to begin to think *how?* Define exactly *what* is it that we are trying to *do/become*. What are our existing assets, can we *create a model*, a model that would be sustainable?

Let's consider the City's streetscape plan, which will be presented at the **February 10 NANA General Meeting**. How can we work with this plan to develop a walking neighborhood by somehow diminishing the effect of heavy traffic. Would this foot traffic; especially repeated foot traffic lead to retail entering this area, with small and specialized retail establishments? Let's begin to consider other possibilities. Could we possibly work with Paddock Hills and do something with the area beginning at Paddock north to Tennessee? Let's begin thinking about enhancing "*Cincinnati's Best Address*," without "big Box" type development. What are your thoughts?????

*John W. Jones*

### CAR WASH AT ANTONIO'S PIZZA SITE

By Gerry Kraus

There have been two public hearings (January 7 & January 28) to review a proposal by Rick and Charles Pescovitz to build a car wash at the site of Antonio's Pizza (Reading/Paddock Roads). This car wash would operate 24 hours a day and would not have an attendant on site. At the January 7 preliminary hearing the Hearing Examiner Jeff Stine took testimony from proponents and opponents and presented his recommendation at the January 28 hearing. Listing many inadequacies with the plan submitted, Stine recommended "that the permit application for the proposed site development be denied" until a revised, much more specific, site plan and building design package be submitted as required. More specificity was needed as to vehicular circulation, landscaping, lighting, exterior equipment, noise abatement, signage. The report recommended that the hours of operation be limited as agreed to by the owner and the neighborhood and that physical access be controlled by "decorative iron fencing gates or decorative roll-down wash bay doors." The owners expressed opposition to both of these recommendations.

Over 35 North Avondale residents either wrote and/or spoke at meetings in opposition to this facility. Regarding its impact on the environment, Stine's report summarized, "As voiced by the North Avondale Neighborhood Association and a strong contingent of concerned community members, the proposed 24-hour carwash development is not in keeping with the text, spirit, goals, and tenets of both the North Avondale Community Master Plan and the North Avondale Reading Road Urban Design Plan. As such the proposed carwash will negatively

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NANA GENERAL MEETING  
2nd TUESDAY  
FEBRUARY 10<sup>TH</sup>, 7:30 p.m.

NORTH AVONDALE  
COMMUNITY CENTER  
617 Clinton Springs Ave.

#### AGENDA ITEMS:

- READING ROAD STREETScape - JEFF STINE, FROM THE CINCINNATI DIVISION OF TRANSPORTATION PLANNING AND URBAN DESIGN
- AFRICIAN CHAMBER OF CONFERENCE - MARC HILL
- VALENTINE TREATS

*Happy Valentine's Day*  
**Come to NANA's General Meeting on February 10<sup>th</sup> at 7:30 and celebrate Valentine's Day with tasty treats after the meeting!**



**NEIGHBORHOOD ZONING APPROVED**  
**By Gerry Kraus**

On January 14, 2004 City Council approved a new zoning code to replace one that had been in place since 1963. The goal of the new code is to make it easier to understand and easier to use. And while it was not specifically stated, many people believe that the new code is developer friendly to the detriment to many of the city's residential neighborhoods. However, because of the diligence of NANA, its Board and its Coordinator Charlene Morse and the sometimes passionate follow-up by dozens of residents, many erroneous and inconsistent zone changes that appeared in the first (March, 2003) version of North Avondale's zoning map were corrected to reflect current land use.

**SMITHERMAN MOTION PROTECTS RESIDENTS**

One of the major changes in the new code that will affect North Avondale is the elimination of transitional zoned districts (T-Zones). T-zones acted as buffer properties between high use areas, such as industry, commercial or high density residential (multi-unit apartments) and quiet, single family or low density (two to three family) residential areas. Three of the four T-zones in North Avondale were rezoned to their least restrictive use. Thanks to a motion introduced by Council Member Christopher Smitherman, the T-zoned parcel in the rear of the Gershuny property fronting on Avondale Avenue was returned to its former underlying SF-10 zone (single family residential, minimum lot size 10,000 square feet) rather than being zoned commercial (CN-M) as recommended by the city's planning staff. However, the planning staff was instructed to study the SF-10 zoning designation to make sure it is properly zoned and report its conclusions back to the Neighborhoods Committee chaired by Laketa Cole. The former T-zoned properties on Paddock Road (part of Antonio's Pizza property abutting residential) and Kessler (in rear of Holiday Express motel) were rezoned commercial. The T-zoned properties on S. Fred Shuttlesworth Circle (abutting Chalfonte Place) were rezoned multi-family

The new code is easier to read and to understand. Residential (R) zones are now called SF (single family) or RMX or RM-2.0, RM-1.2, RM-0.7 (multi-family) with minimum lot size of 2000, 1200, 700 sq. feet per unit respectively. A use grid for each zoning district makes it easier to determine what is permitted and what is not permitted in each district. Within 30 days after passage of the new zoning code each neighborhood group is to receive the final zoning map of its neighborhood. This map will be posted at the North Avondale Community Center outside the NANA Office. If you wish to know the zoning designation for your property, call 221-6166 or go on the city's web page: [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov) and go to: Departments; Community Development & Planning; then; Zoning Code Rewrite; Recommended Cincinnati Zoning Code Maps and put in your address.

**CITY AIR QUALITY LAW REVISITED**  
**By Gerry Kraus**

The city's Title X air quality law was eliminated in 2003 as part of cuts in the 2003-2004 biennial budget. Because of continuing concerns by many about air pollution and its effect on the health of residents and because of lack of effective enforcement of current State and Federal air code violations, Council Member David Crowley has asked the City Health Department to study the reinstatement of Title X or some version of this law. A task force of interested stakeholders has been formed for this study. Also being studied is a report by University of Cincinnati law students, from a class taught by Council Member John Cranley, "recommending the enactment of a modified, cost-effective version of Title X." And Council Member Christopher Smitherman stated on January 26 at the Community Development Committee of City Council that he considers environmental issues important to the health and welfare of Cincinnati residents and would like to see an air quality ordinance passed by City Council and enforced by the city through the Health Department. So environmental issues, relegated in recent years to oblivion, may be put back on City Council's front burner!

**BLOCK WATCH LUMINARY STROLL WAS A  
HUGE SUCCESS**  
**By Jolene Struebbe**

The Avon Fields, Beechwood, Red Bud, Betula and Rose Hill Block Watch Luminary Stroll, held on Sunday, December 7, was a HUGE success. While over 80% of neighbors in this block watch area participated by purchasing luminary kits for their own homes, nearly 95% of the block watch was lit up for the luminary stroll; many thanks to those neighbors who shared their candles and bags or stretched things a bit further to cover for non-participating neighbors! The evening was truly magical.

In addition to a perfect evening, generously complemented by a full moon, strollers were rewarded with snacks along the way as well as a lovely opportunity to meet and visit with other neighbors. Carol and Brian Meadows, Rose Hill Ave., opened their home for a pot luck dinner following the stroll for all participants. In addition to raising over \$800 for the Ruth Lyons Children's Fund, the Block Watch group collected supplies for the 101st Airborne out of Fort Campbell, KY who have been stationed in Iraq since March.

Many thanks to committee member Cindy Khoo-Robinson, Red Bud Ave., for tipping off the media to our event; for a brief while, North Avondale received some positive TV coverage. Plans are now underway for the Luminary Stroll 2004, with a tentative date set for Sunday, December 5. Jolene Struebbe (221-4018) will once again chair the event.



## ADDENDUM TO MARY KARTAL'S STORY

After Mary Kartal's story in which she mentioned Mr. Charlie Taft, President Taft's youngest son who loved fishing and said he wanted his epitaph to read: "Gone fishin...", NANA received a phone call from Earl Ross (Betula) confirming that it does. I went to Spring Grove Cemetery & Arboretum where Jeff Burkart gave me directions to the tombstone: follow the yellow line in the road and turn to the right after the twin lakes. It is the second tombstone on the right, but go behind the tombstone to see him portrayed as "gone fishin."

As one of the top five cemeteries in the country, home to 40 Civil War Generals, and countless notable Cincinnatians, Spring Grove which opened in 1845 is a Cincinnati jewel worth exploring.

www.springgrove.org



Thanks to Christina Bugitzedes for the above map

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impact the immediately adjacent residential district, as well as potentially negatively impact the future nearby development of the Reading Road NBD [Neighborhood Business District]. Concerns about noise, litter, crime, traffic, hours of operation, lack of attendant, negative visual effect were among the specific reasons for opposition.

Steve Kurtz, the January 28 Hearing Examiner, with the consent of the owners, declared this hearing to be continued until February 18 so that they could provide the required specific site plan and building design package for consideration by the city.

## IN MEMORIAM

**Gwendolyn Rhodes**, (N Crescent/Shuttlesworth) 77, retired Gilford School librarian and avid gardener died January 1. NANA extends condolences to her family: daughter Pamela Rhodes Myricks, noted Cincinnati poet, who grew up in the North Avondale home, now lives with husband Lennell Myricks in Clifton and Sandra Samson of Dayton.

**Oscar Griffin Jr.**, (Vine Vista) 71 died January 8. Oscar frequently attended the NANA Meetings passing on his sensible wisdom on many a subject. He will be missed.

**Colin Macpherson M.D.**, (formerly Stratford Place) 79, after a stroke died peacefully surrounded by family and friends. Dr. Macpherson was Director of Laboratory Medicine at U.C. for years and later served as the Medical Director of The Hoxworth Blood Center. His passion was photography and he held many exhibits of his work at the Medical Center Library. With his wife, Margaret, the Macphersons were good North Avondale neighbors, supporting NANA and its activities.

## NEW BLOCK WATCH CLUB FORMED

On Wednesday January 28, neighbors met at 303 E. Mitchell and will meet there again on **February 4 at 6:30**. If interested or for more information, email Officer Cruse at [Jana.Cruse@cincinnati-oh.gov](mailto:Jana.Cruse@cincinnati-oh.gov) or call NANA at 221-6166.

## YOUR NORTH AVONDALE NEIGHBORS

**Daphne & Leon (Ernest) Robinson** (E. Mitchell Ave.) were among the nine "outstanding senior citizens" honored by the Urban League at its Annual Meeting and Glorifying the Lions Luncheon on January 30, 2004 "for significant contributions to the Cincinnati community."

**Dr. George Hale** (Glencross) was one of the three named "Great Living Cincinnatians" by the Greater Cincinnati Chamber of Commerce. Hale practiced medicine for 40 years and was elected president of the Academy of Medicine of Cincinnati. Dr. Hale was President of NANA from 1968-70.

**Shashi Kant M.D. (Paddock)** was named one of *Cincinnati Magazine's* Top Doctors in its' November issue.

**Vanessa Sorensen** (Marion), one of North Avondale's newest residents, has just started a new business doing graphic art pet portraits. The website is [www.Digipetz.com](http://www.Digipetz.com) and offers prints, note cards, stationery, and posters personalized with your pet's portrait. For more information please visit the website or call Vanessa at 513-751-4181.

**Fanchon Shur** (Redbud) offers energizing movement classes in the neighborhood. Wednesday Morning Wake Up with Fanchon Shur. An ongoing class: 9-11 am., \$48 for four consecutive classes or \$20 individually. New students please call before coming For more information go to [www.growthinmotion.org](http://www.growthinmotion.org)

Looking for a **trustworthy, intelligent and friendly individual** to help around our home

- **General fix-its • Laundry • Cooking**
- **Shopping • Cleaning • Organizing**
- **2 hours a day, • 2 or 3 days a week**
- **Good pay • Flexible hours**

513.221.3222

Please have resume and/or references available.



**North  
Avondale  
Community  
Center  
961-1584**

**February**

- 5, Thursday: 7 p.m. North Avondale Advisory Council
- 6, Friday: 10 a.m. Senior's "Classic Club" Monthly Business Meeting
- 11, Wednesday: 3:30 p.m. Youth Floor Hockey League Begins
- 12, Thursday: 3 p.m. - 5:30 p.m. After School Day Camp Valentine's Dance
- 13, Friday 7:15 a.m. - 6:00 p.m. All Day Mini-Camp, Call for Availability
- 16, Monday President's Day - Center Closed
- 19, Thursday: 4:00 p.m. Youth Indoor Soccer League Begins

Check out our freshly painted Gymnasium and Fitness Center.  
You're in for a **SUNNY SURPRISE!**



**North  
Avondale  
Montessori  
School  
363-3900**

<http://nams.cps-k12.org>

- February**
- 11 **Jump Rope For The Heart**
  - 13 **No School (Professional Day)**
  - 16 **No School (President's Day)**

**Wanted:** PEOPLE WHO LOVE OUR NORTH AVONDALE FLOWERBEDS AND WOULD BE WILLING TO HELP WITH MAINTAINING THEM. CALL URSULA HASSEL AT 751-4546



**NANA CALENDAR**

- Saturday, February 7, 9:00 a.m. to Noon Surrey Square, Montgomery Road, Norwood, Recycling Mixed Paper
- **Tuesday, February 10, 7:30 p.m. NANA GENERAL MEETING**, N. A. Community Center, 617 Clinton Springs
- **Tuesday, March 9, 7:30 p.m. NANA GENERAL MEETING**, N. A. Community Center, 617 Clinton Springs
- Saturday, March 13, 10:00 a.m. - 2:00 p.m. **NORTH AVONDALE RECYCLING: MIXED PAPER** 615 Clinton Springs

*Current Resident Or:*

NANA GENERAL MEETING FEBRUARY 10

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

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

Coalition: Bill Rambo  
Eva Roberson  
Environmental: Mike Rieck  
Landlord/Tenant Relations: Pauline Daly  
Legal Chairperson: Marvin Kraus  
Master Plan Implementation: Amy Hines  
Sustaining Cincinnati: Teresa Harten  
Welcome: Judith Titchener  
NANA Coordinator & NANA News Editor: Charlene Morse  
Neighborhood Officer: Jana Cruse  
221-7152  
751-2446  
961-6563  
751-8334  
861-3939  
281-5244  
751-5897  
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**NANA EXECUTIVE BOARD & COMMITTEE CHAIRS**