



PO Box 9244  
Cincinnati OH 45209  
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December 21, 2021

Ms. Emily Ahouse  
Zoning Administrator  
Department Zoning Administration  
City of Cincinnati  
Two Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
[Emily.ahouse@cincinnati-oh.gov](mailto:Emily.ahouse@cincinnati-oh.gov)

RE: Variance Requests re Townhomes at 2974 Madison Road

Dear Ms. Ahouse:

At the December 7, 2021 meeting of the Oakley Community Council, representatives of New Republic Architecture were present to request a variance with respect to their plans for some townhomes to be built on Madison Road in Oakley. The Trustees were advised that certain variances are needed for this purpose as the location is in the Oakley Central Business District. Mr. Josh Pedoto made a request of the Board of Trustees for a Letter of Support for such variances.

A motion to support all of the requested variances was made at the December 7, 2021 OCC meeting:

1. Support for a *Use Variance* for the demolition of a building within the Urban Design Overlay District, that has not been ordered demolished by the Director of Buildings and Inspections.
2. Support for a *Conditional Use* for the ground-floor residential uses.
3. Support for a *Numerical Variance* of two (2) for the three (3) proposed principal structures on a single lot, in excess of the one (1) permitted.
4. Support for a *Dimensional Variance* of 24' for the proposed 1' setback on the northwest.
5. Support for a *Special Exception* to reduce the Buffer Yard to 1' (a 14' Variance) for the first 52' of the property facing Romana Place.
6. Support for a *Special Exception* to allow Ground Floor Transparency below 70% along Madison Road and 50% along Romana Place

As reflected in our meeting minutes, the motion passed with nine yes votes, and three nays.



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Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at [seth.shaifer@oakleynow.com](mailto:seth.shaifer@oakleynow.com)

Sincerely,

*Seth Shaifer*

Seth Shaifer  
Zoning Committee Chair  
OCC Trustee

CC: OCC File  
Douglas Owen, Zoning Plan Examiner  
Josh Pedoto, New Republic Architecture