



CT Community Council Meeting Agenda
March 17, 2025

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- 1) Fire Update: Fire Captain - 5 min
- 2) Police Update: – 5 min
 - a) Crime and Traffic updates
- 3) Riverview East Update: Principal Wolf 5 min
- 4) Spencer School Update: 5 min
- 5) CT Community Garden: Alex S. 5 min
- 6) Treasurer Update: NSP proposal: Aaron 5 min.
- 7) Feemster and McCullough Step Removal - Patrick Donnelly 5 min
- 8) Eastern Ave Apartment Development Letter of Support: Towne Properties 10 min
 - North Site Variances:

1. Zoning defines the front yard as the side of the lot facing McCullough Street as it is the shortest side facing a public right of way. The parking lot on the uphill side of the lot along Feemster Street is considered to be located in the corner side yard, which requires a variance from the required rear yard location.
2. The parking lot is slightly over 1/4 acre in size and would require (1) set of 15' wide landscaped parking islands on both sides of the parking lot to break up the paved area. This would result in (4) less parking spaces. We are asking for a variance to not provide these parking islands.
3. Since the north site is in the hillside overlay, the proposed rear retaining wall that will support Feemster Street will have portions that are over 8' in height. We are asking for a variance of up to approximately 4' for the wall height.
4. The other hillside overlay variance is for cumulative cut and fill over 8'. We have a total of approximately 21.5' across the entire site, so the variance is for approximately 13.5' of relief.

South Site Variances:

1. Eastern Avenue is the shorter of the two street frontages and is considered the front yard. Based on the ML-B zone, we are asking for a front yard setback variance of 20' to allow the corner portion of the new building at Eastern and McCullough to be placed at the sidewalk at a 0' front yard setback.
 2. The parcel lines between the Local Post restaurant and the new buildings are being adjusted as part of the project. This will create a 0' lot line separation on the sides of Local Post. We are also asking for a 10' side setback variance to allow this.
- 9) Any other business – 5 min
- a) No slate for steering team
 - b) Dispensary on Columbia Parkway