

1627 Republic Street Project Notes from Estelle about Zoning and status of Philippus Church

Update about Philippus Church

New Development

Model Group is in talks with City Church to purchase Philippus UCC. According to Pastor Sam Wyatt we may have leave the building sooner than we thought. There is a clause in the Model Group/Philippus Church contract that allows Model Group to complete the purchase of the building and take possession immediately. This would mean that the congregation and other programs that lease space in the church would need to vacate by December 2021.

1627 Republic Street Residential Zoning

This subdistrict is intended to provide for mixed residential uses. In order to use the building for the project the zoning of the building must change. There are two zoning categories that are applicable—Transitional Housing Zoning or Community Service Center zoning.

Transitional Housing

1. Protection from abuse
2. Developing skills to adjust to life
3. Adjusting to living with a physical disability
4. Adjusting to living with the emotional or mental disorder or mental retardation

Transitional Housing Programs that allow for the recuperation from drugs or alcohol or readjustment to society while under parole are not allowed in this residential district. Instead **Tamar's Center is considered a Community Service Facility** in that district and subject to Conditional Use Variance. Such variances require the submission of an application and supporting documentation.

Community Service Facility Definition

Noncommercial facility established for the benefit and service of the populations of the communities in which they are located.

Conditional Use Variance

“Conditional Use” is defined as a use generally compatible with other uses in a zoning district. Condition use requires a review of the design, configuration intensity and density of the use.

Zoning Change Application and Hearing

1. Completion of application for zoning relief in its entirety. I've included the application.
2. A set of drawings from a design professional (architect or engineer.)
3. Testimony documentary evidence or written statements supporting the zoning change.
4. A non-refundable application fee payable by check to the City of Cincinnati. This fee can range from \$500-900.

5. Once the application and supporting documents are submitted, a date for the public hearing will be issued.
6. At the hearing, we must make an oral presentation of our case. All testimony and documents must be presented at that time. No information after the hearing will be accepted.
7. It is vital that as many supporters as possible attend the hearing and that we collect large number letters supporting the need for the project and zoning change.

Additional Support from St. Anthony Center

The St. Anthony Center, where Mary Magdalen House and in turn Haircuts from the Heart is located, also required a zoning change which their ED Chris Schuermann successfully completed. Chris was generous enough to share St Anthony's Center entire zoning hearing application.

St Anthony Center would extend the partnership agreement to 1617 Republic property and program. This would require a MOU between the project LLC and St. Anthony Center. Currently, Franciscan Ministries has an operating agreement with the St. Anthony Center.