



Date: April 19th, 2019

To: Ackermann Group
c/o Chris Breda
4030 Smith Road, Suite 130
Cincinnati, OH 45209

RE: Phase II Variance Request – Madison & Whetsel Development

Dear Ackermann Group,

The Madisonville Community Council (MCC) is writing to you today to share our support of the variance request for Phase I, which was presented at the April 18th Madisonville Community Council General Body Meeting. The variance requests, approved, is listed below:

- **Phase 2: Use Variance Along Whetsel Avenue** – Support request to allow approximately 4-5 Apartment Homes (approx. 4,000 SF) facing the street front along Whetsel Avenue. This will provide a use transition into the residential area north of Sierra.
- **Phase 2: Setback for Yard Along Whetsel Avenue:** Support request for a setback along Whetsel Avenue to allow a yard area in front of Apartment Homes facing Whetsel Avenue. This will provide green/open area and provide transition into the residential area north of Sierra.
- **Phase 2: Screened Service Area Off Whetsel** – Support request to allow a screened service area behind decorative gates along Whetsel. This will provide a controlled and maintained area for trash collection serving the existing 5/3 Building tenants, the community church and residents of the upper level apartment homes.
- **Phase 2: 2 ½ Foot Setback on Madison Road** – Support request to allow a 2 ½ foot setback on Madison Road. This will allow outdoor seating along the sidewalk by creating a wider sidewalk along Madison Road.
- **Phase 2: Setback for Patio at Madison Road & Ward Street.** Support request for a setback for a Patio/Open Space at Madison Road & Ward Street. This will provide green/open area and allow a potential restaurant to have an outdoor dining space.

We look forward to the continued progress in the heart of our Madisonville Business District.

Sincerely,

Kate Botos
Madisonville Community Council President

Officers

President
Kate Botos

Vice President
Kim Eppens

Treasurer
Joan Willis

Recording Secretary
Charlie Foster