



August 21, 2015

Mr. David Zelman, Chair
Historic Conservation Board
City Planning Division
2 Centennial Plaza, Suite 700
805 Central Ave.
Cincinnati, OH 45202

Re: 1523 Republic Street - Breman Station

Dear Mr. Zelman:

The Over-the-Rhine Community Council ("OTR Community Council") understands that the new owners of 1523 Republic Street, Rhine Development Corporation, LLC, are renovating the building. This renovation will create more high-end living space in the OTR area, and the owners are planning to transform the long-vacant building into 4 condo units, which are in high demand. I also understand that they would like to convert the first floor of the building into office space, in keeping with the original design and use for the building in the early 1900's. Although that one side of Republic Street is zoned for residential use, nearly all of the surrounding streets and buildings are zoned for commercial use. The OTR Community Council does not object to, and in fact supports this use for the first floor of 1523 Republic Street, and therefore favors a zoning variance be granted to Rhine Development Corporation, LLC.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Messer", is shown within a light gray rectangular box.

Ryan Messer
President, OTR Community Council