



Eight Candidates Now Entered in Village Council Race

Terrace Park voters are going to have to do a lot of writing on election day, November 8.

Faced at one time with four council seats to fill and only one avowed candidate in the field, there now are eight men in the race, with the names of only two appearing on the ballot. Names of other choices will have to be written-in.

Those names must be written on the gray envelope into which the punched ballot is placed. The office for which the candidate is running also must be written-in. Write-in votes will be counted only for candidates who filed declarations with the Board of Elections by September 29.

Those whose names will appear on the ballot, since they filed full nominating petitions, are:

Richard Bowman, 307 Wanoka Woods Lane, incumbent.

Rodger Miller, 107 Red Bird Lane.

Those for whom write-in votes must be cast are:

Randall Alvis, 1 Kris Lane.

Edward G. Harness, 407 Amherst Ave.

Dr. John Moore, 708 Franklin Ave.

John Postler, 728 Indian Hill Rd.

Richard M. Smith, 322 Harvard Ave.

John R. (Jack) Van Wye, 707 Franklin Ave.

In addition, the name of Robert Payne, 629 Lexington Ave., also must be written in. Payne is the sole candidate for village treasurer. He is currently filling-out by appointment the term of Al Roberts, who resigned on leaving the village.

It's Supper Time

The Fire Department annual Pancake Supper will be held November 5, from 4:30 to 7:30 p.m., in the Terrace Park School Cafeteria.

If you have not already purchased tickets, they will be available at the door. The supper is the Life Squad's chief source of revenue for the Ambulance Replacement Fund. The three ambulances which have served the village were all bought with Life Squad funds and turned over to the community.

Dropping of US 50 Plan Urged

Village Council at its October meeting formalized village opposition to relocation of US 50, adopting a resolution urging that the project be dropped.

But it got into a long wrangle over, and finally rejected, a proposal by Councilman Bill Howard to include a suggestion that the long-pending Anderson Connector be pushed to ease Mariemont's traffic problem. That plan would link Red Bank Road with Clough Pike, bridging the Little Miami River.

Opposition by Terrace Park residents to the US 50 relocation had been expressed at a public hearing held here by the county commissioners early this month. Speakers noted a 5,000-car-a-day drop in traffic on Wooster Pike as indicating the new road is not needed, and contended it would threaten major environmental changes.

Before the wrangle, council had noted approvingly a letter from Milford officials suggesting there should be more communication between valley communities on common problems. It was on that theme that Councilman Rockel objected to interjecting the Anderson Connector topic, saying that there was nothing before council on the subject, and that the proposed resolution had not been discussed with Mariemont.

In other actions, council:

- Formally ended Police Chief Pottorf's six-month probationary period, with comment that the village police department "has never been in such excellent shape and excellent hands."
- Approved an application for state/federal aid for improvement of the New Street rail crossing.
- Received letters of commendation of actions of the police department and life squad in connection with recent incidents.

Candidate's Night Set

Candidates Night will be held Thursday, October 27, at the Community House. At a public forum at 7:30 p.m., Terrace Park residents will have an opportunity to meet the eight candidates running for four seats on Village Council. Sponsor of the meeting is the Mariemont-Terrace Park Unit, League of Women Voters of the Cincinnati Area, and a group of concerned voters.

In the tradition of previous League-sponsored candidates meetings, the evening will open with a welcome from Mayor Ray Cadwallader. Each candidate will then have three minutes to express his views. Next, the meeting will be thrown open to questions from the audience — both written and oral. Members of the League will introduce the candidates and moderate the question period. The evening will conclude with light refreshments and a chance for residents to talk informally with the candidates.

One other village officer, the treasurer, is to be elected. The only write-in candidate, Robert Payne, has also been invited to the meeting.

Co-chairmen for Candidates Night are Elinor Winchester, representing the League, and Susan Payne, representing other concerned voters.

'Trick-Treat' Night of October 31

Halloween will officially be celebrated within the Park on Monday, October 31, from 6 to 8 p.m.

As in past years, the fire siren will signal start and finishing times.

On that night, for the fifth consecutive year, Terrace Park School children in Grades 3, 4 and 5 will go trick or treating for UNICEF. The children will be asking for pennies for UNICEF rather than treats for themselves. The money is used to provide necessary items for children in underdeveloped countries throughout the world.



Recreation Committee Acts to Buy Tract For Playground

Terrace Park's Recreation Committee has "a firm contract" with the Provident Bank to purchase 10 acres adjacent to the Swim Club, at \$4,000 an acre, for expanded athletic facilities.

The tract is part of the Walter Kuntz property now under negotiation for development as a state park. It lies between the Swim Club and Stumps Boat Club, and Jim Ryan, chairman of the Recreation Committee, said state officials indicated they had no interest in including it in the state park development.

While Ryan said the Recreation Committee would

be glad to have the village take over the property, using greenbelt matching funds, he added that the committee was prepared if need be to proceed with its own development.

He said the long-term arrangement with the bank would provide time for development of additional financing aided by the fact that the committee is a tax-exempt organization.

Action by the Recreation Committee surfaced at the October village council meeting when Councilman Charles Rockel reported that the agreement with Provident Bank

A letter from the committee to council noted that "currently this property is in foreclosure and the final disposition will not be known until approximately December 1, 1977. However, the Recreation Committee does have a firm contract with the Provident Bank (the primary lien holder) to purchase this parcel."

Ryan said the committee felt it was necessary to act to end the long controversy over the need for and location of added recreational facilities. The letter cited what it called "significant advantages" of the area in ease of development, ready access, available parking, and "easy reach of all residents, yet far enough removed to avoid being a hindrance to any resident."

The letter disclosed that Mayor Cadwallader discussed with the committee at its September meeting the possible development of the landfill area, noting the availability of federal greenbelt funds. Ryan said the group by that time was already committed, and remains doubtful that the landfill could be developed adequately at a reasonable cost.

Zoning Issue Up For Vote

It will take a "yes" vote to approve and a "no" vote to overthrow the Planned Unit Development amendment to the village zoning ordinance in the November 8 referendum.

The formal question being submitted to the voters is:

"Shall that certain ordinance of the Village of Terrace Park, bearing No. 13-1977, entitled, 'Amending Title Five of Part Eleven of the Village of Terrace Park zoning code by adding Section 1159 establishing a planned unit residential development zone and providing for the regulation thereof' be approved?"

The issue will be decided by a majority vote.

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Letters

To the Editor:

The Recreation Committee wishes to thank all those super people who joined in the festivities and worked so hard to get the Labor Day Festival organized again this year.

Thank you to the many coaches who gave of themselves one more time by distributing and selling the raffle tickets. Labor Day cannot be successful without the raffle.

Thank you to the "behind the scene" workers who loaded and unloaded chairs and tables, assembled and dismantled booths, our electrician and supply haulers.

Thank you to the bands, fire departments, and parade leaders for one of the most exciting parades to date.

A very special thank you to the elementary school children who cleaned up the litter following Labor Day.

Although the rain threatened to ruin the day several times, the hearty remained and enjoyed the final concert of the summer.

So to all who supported the Festival with their time and money or both, a sincere thank you from the Recreation Committee and the youth of Terrace Park.

Reds Game Aids Park Youngsters

Each year the Terrace Park baseball coaches and dads round up the kids and converge on Riverfront stadium to enjoy the Kid Glove game. This season the Reds and Tigers gave the kids a memorable evening.

In addition, 70 cents out of every dollar spent on tickets goes to participating knothole teams. Terrace Park will benefit from the ticket sales by receiving \$340 worth of baseball equipment.

PTA Backs Levy

The Terrace Park PTA board has voted to endorse the renewal and increased levy to support the Regional Crime Information Center. The current five-year levy is .27 mills and the increase .09 mills for a total of .36 mills to be on the November ballot.

Bazaar Takes On A New Look



Checking out Christmas decorations being readied for the St. Thomas Church bazaar are Gail Stegemeyer, Sally Wallis, Marlyn Weyer, and Cindy Hudson.

The 27th annual St. Thomas Bazaar, scheduled for Saturday, November 29 from 10 a.m. to 5 p.m., will have a new concept this year.

There will be a tour of four homes, decorated for Christmas by bazaar workers, with the decorations for sale along with the many other traditional bazaar items which will be for sale at the church. A special luncheon also will be served at the church.

The "Homes for the Holidays" and their respective decorations chairmen are:

Mr. and Mrs. Rdger Miller, (Marianne Gay); Mrs. Eppa Rixey (Jean Kinmonth); Mr. and Mrs. Joe Reynolds (Hazel Retherford); Mr. and Mrs. Jud Gale (Cindy Hudson).

Other bazaar chairmen are: Sally Wallis, general chairman; Gayle Taylor, co-chairman; Pat Bodnor and Judy Rafter, boutique; Dottie Vickers and Bev Smith, bakery; Sally Augsperger, candy; Jane Bowman, children's gifts; Janet Powell, decorator supplies; Mary Jo Graeter and Betty Jacobs, luncheon; Jan Boudrie, or-

naments; Sue Abernathy, publicity; Jane Pendel and Betts Ryan, tickets; Jane Pendl, treasurer; Edna Heil and Edie Critchell, Town & Country, and Ruth Hickenlooper, sewing.

Bazaar workshops are being held at the church each Tuesday, with lunch being served to the workers.

Tickets will be available at St. Thomas Church after Sunday services, from bazaar workers, and at the church and the houses on bazaar day.

Players To Put On Shows For Children

The Terrace Park Players will present "Niccola & Nicolette" on November 5 and 6, with two performances each day, the first at 1 p.m. and the second at 4 p.m.

Tickets at \$1 each will be available at the door or from any member of the Players.

The play, aimed at children although all ages will enjoy it, is a fairy tale alive with leprechauns, a wicked

magician who turns a prince into a puppet, and a High Cockalorum who announces the dawn each morning.

Alex Sallustio is the director and Claudette Graumlich the producer. In the cast are Nancy Smith as Nicolette, Tom Bass as Nicollo, Tim Harth as magician, Mike Egan as a leprechaun, and Barbara Frank as High Cockalorum.

AFS Group Planning Annual Citrus Sale

Delicious tree-ripened oranges and grapefruit, shipped directly from Texas groves, can again be purchased during the third annual A.F.S. Citrus Sale. Delivery is scheduled for the week of December 17, just in time for holiday gift-giving.

This sale is AFS's major fund raiser, supporting all phases of the student exchange program. Its success directly determines the amount of financial assistance MHS can offer students who want to study abroad, and also provides aid

to a foreign student coming here.

This school year, Karen Boudrie, Terrace Parker and Mariemont senior, is studying in New Zealand, while Lars Igeland is visiting from Sweden. Lars resides with the Flach Douglas family, 1 Circus Place.

General chairmen for the sale are Mr. and Mrs. Jim Boudrie. Terrace Park's area chairman is Lee Cole.

For your convenience, an order envelope is stapled with this issue of *Village Views*.

Noted Pastor To Speak Here

The Rev. Peter Marshall, Jr., of the East Dennis (Mass.) Community Church, will lead a 2-day teaching mission at St. Thomas Church Nov. 14 and 15. The emphasis will be on developing a Christian maturity in our daily life with Christ and each other.

Marshall graduated from Yale University in 1961 and the Princeton Theological Seminary in 1964 and was ordained in 1965. He and David Mauel are authors of the book, *The Light and the Glory*.

Times are as follows: Nov. 14 at 7:30 p.m.; Nov. 15 at 10 a.m., 1 p.m., and 7:30 p.m. Bring a sack lunch on Tuesday. Beverage and dessert will be provided. Baby-sitters will be available.

VOICE RECITAL

St. Thomas Church invites village residents to attend a voice recital at the church, Sunday evening, November 13, at 7:30 p.m., presented by its outstanding vocal artists, Amy Edgeworth Hill, soprano, and Thomas E. Bennisnus, tenor.

The program will include early English and Italian songs, German lieder, French and contemporary American music, and conclude with a scene from Bizet's opera "Carmen." They will be accompanied by Atarah Jablonsky.

Following the recital, a reception will be held in the undercroft. There is no admission charge.

At Garden Club

Mrs. Daniel Sievert will be the speaker at the November 1 meeting of the Terrace Park Garden Club, with the theme "Christmas Blows Your Mind." The meeting will be at the Community House at 12:30 p.m. with Connie Pannukuk and Inge Ritchie as hostesses.

Candidate for Village Council John W. Moore

Platform: Maintain the "status quo"

Background: Cincinnati born and raised with a private practice in oral surgery. My two children attend the Mariemont schools and my wife, Zoe, is active in many local endeavors. We are in Terrace Park to stay.

Political orientation: Conservative.

Goals: As a councilman, I will work for the preservation of those very features of life that attracted all of us to Terrace Park: its isolation, close community spirit, excellent schools, single unit dwellings, green belts for privacy, safety for our children. The Village is currently facing many challenges and difficult decisions must be made. You need Councilmen who are willing to meet these challenges and act in your best interest.

On November 8, to vote for:

John W. Moore

Write in his name on the gray secrecy envelope.

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Payne Unopposed For Treasurer



ROBERT PAYNE

Serving as village treasurer by appointment, after the resignation of Al Roberts, Robert Payne is unopposed as a write-in candidate for the office.

With the Great American Insurance Co. for 14 years he became a vice president of the firm when it moved here in 1974 from Los Angeles. A native of Philadelphia educated at St. Mary's and Duquesne, he lives at 629 Lexington Ave. with his wife Susan and two daughters.

On November 8 — Write In
Richard M. Smith
for Village Council

Political advertisement paid for by R.M. Smith

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FOR SALE: Black, like-new Hitchcock rocker and new copper-and-brass table lamp. Call 831-1869.

PTA Planning Two Events

A Principal's Coffee and a Dad's Night are being planned by the Terrace Park PTA.

The Principal's Coffee will be held on Friday, Nov. 4, at 9:30 a.m. at the home of Sharon Haines, 621 Lexington Ave. Harold Theiss, elementary school principal, will answer questions and discuss school concerns. The public is invited.

Dad's Night will be held on Friday, Nov. 11, with children and their fathers invited to the school for dinner before going to the Mariemont High School football game against Aiken. Details will be sent home with the children.

Cage Schedules Being Readied

The 1977-78 basketball program sponsored by the Terrace Park Recreation Committee opens on Saturday, Nov. 5, at the Terrace Park school gym. All children interested in participating should report to the school gym on that date according to the following schedule:

8:30 a.m. - Sixth Grade (John Hodges).

10 a.m. - Fifth Grade (Ben McAllister)

11:30 a.m. - Third and Fourth Grades.

Adults interested in working with Seventh and Eighth Grade students should contact Bill Abernathy, 831-5891, to make arrangements for Saturday practice times.

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Pros And Cons of Village Zoning Referendum

For The Ordinance

On November 9, 1977 the voters of Terrace Park will have the opportunity to **approve** or **disapprove** Council's Ordinance establishing a specific PLANNED RESIDENTIAL DEVELOPMENT DISTRICT permitting approximately 30 condominium units at Elm Road and Wooster Pike. To inform the residents of Terrace Park what some of the factual considerations are so that sound judgments can be arrived at by voters, the following Question & Answer Statement was developed by committee chairman Bill Howard.

Does the Ordinance permit condominiums on any ten acres within the village, whether in one piece or an accumulation of separate pieces?

No. It establishes as a PLANNED RESIDENTIAL DEVELOPMENT DISTRICT only the specific 11.16 acre area composed of 8.8 acres in Parcel I (the triangular plot West of Elm Avenue along Wooster Pike) and 2.36 acres in Parcel II (the so-called Elephant Walk, East of Elm Avenue between Robinwood Lane and Wooster Pike). The Ordinance does not authorize the development of any other land area within the Village and the Village Solicitor's opinion is that no such precedent has been set.

Does the ordinance permit more dwellings per acre than elsewhere in the Village?

No. The original portion of Terrace Park included many small lots but is now zoned Residence "A" requiring 12,000 square feet of land area per dwelling, a maximum of 3.63 dwellings per acre. The balance of the Village is zoned Residence "AA" requiring 14,000 square feet of land area per dwelling, a maximum of 3.11 dwellings per acre. The ordinance permits no more than 3 condominium units per acre. Contrary to crowding more dwellings into smaller space, the condominiums authorized by the ordinance are to be less dense than any other development in the Village. The authorized development at 3 dwellings to the acre will bear little if any similarity to typical apartment and townhouse developments which contain 10 to 30 units per acre.

(Continued on P. 5)

The Other Side

By Charles Rockel

Village Views presents here a statement by the majority of village council upholding the zoning amendment subject to referendum at the Nov. 8 elections, and an opposition statement prepared by Councilman Charles Rockel.

Mr. Rockel's statement is considerably longer than the majority paper, but *Village Views* feels that substantial balance is achieved by inclusion of the advertisement of the BBS Co.

Because of space limitations, and to maintain that balance, *Village Views* regrets that it was necessary to omit letters in opposition to the ordinance submitted by Eileen Burklow and Les Overway.

It is regretted that the necessity has arisen for this report.

Nevertheless, having voted not to adopt the Resolution of the Village Council of October 11, relative to the planned Residential Development District Ordinance, a decent respect for the opinions of the citizens of the Village appears to require some statement of the reasons for that opposition by the minority councilman. (Mr. Rockel)

Except for the historical compilation which was prepared by Council-person Henley, the Majority Resolution is, at best, argumentative and, at worst, inaccurate.

It is improper, in the view of the minority, that the Council has chosen to release an official position paper in the form which has been adopted. In the view of the minority, that position paper is argumentative and should more properly have been released by the proposed developer of the property, as a campaign document. That inappropriate argument does require rebuttal. This minority report is intended to clarify certain perceived inaccuracies contained in the majority resolution. It will, therefore, confine itself to the points developed by the majority resolution.

Adopting the topic headings used in the majority resolution, the minority believes that the following points are germane:

Does the Ordinance permit condominiums on any ten acres within the village, whether in one piece or an accumulation of separate pieces?

Probably so. The ordinance establishes a Planned Residential Development District classification. Absent the creation of this distinct new zoning classification, there would not be available to future developers a zoning classification of this kind which might be applied to such other parcels of ground in the future. It very much simplifies future zoning changes to similar uses, and it is believed that the refusal of the Village to allow such future zoning changes will be held by the Courts to be discriminatory and therefore invalid, resulting in eventual further condominium developments.

The Majority Report, further, presumes to quote the Village Solicitor's opinion. In fact, the Village Solicitor has not been requested to render his formal opinion, and no Village Solicitor's written opinion on this point appears to exist. In any case, the

(Continued on P. 5)



VOTE YES NOVEMBER 8TH, ISSUE No. 33 (Punch No. 199) TO SUPPORT THE UNANIMOUS VOTE OF YOUR COUNCIL

For the Proposed Development as Shown Above

These architect designed homes located at Elm and Wooster Pike will be set in a meadow, surrounded by trees and the natural berm of Wooster Pike and the vacated railroad. The appropriate positioning of each residence allows maximum privacy for each family and yet creates more green belt and open space which is jointly owned and conveniently maintained by the Homeowner's Association (and owner doesn't cut the grass, clean the gutters, paint the exterior, or rake the leaves, or shovel snow - the maintenance people do) yet, inside of each home, the owner can decorate and individualize as they see fit.

In buying a new home in the Terrace Park Condominiums, the owner is participating in the very newest concept of home ownership — that of combining individual ownership of each residence with joint ownership of the common elements on which each resident is dependent. Architectural expertise is employed in creating a variety of exterior styles, harmoniously blended together in color style to satisfy the most discriminating taste. There is a wide selection of floor plans of two and three bedroom, one and two levels, which includes studies, family rooms, with options of wet bars and fireplaces, and interior decor to insure individual satisfaction without duplication. Each home has a two car garage with ample storage for excess items and furnishings. The efficient and effective use of the land and the natural beauty of the trees surrounding the terrain will result in a beautiful outside living area of walks and leisure common grounds.

The owner can enjoy the economic advantages of home ownership since the mortgage and property taxes remain an individual matter. There is an equity build-up, while tax deduction for interest and taxes, is allowed as for any other homeowner. But most important, the owner is free from lawn and exterior building and grounds maintenance. The Homeowner's Association will share with you jointly in receiving and maintaining professional maintenance and yard care year round. Investment in the Terrace Park Condominiums is an investment in easy living. Vote Yes November 8th, Issue No. 33 (Punch No. 199).

(Advertisement)
BBS Co.

The Other Side

(Continued from P. 5)

condominium project, indicates the extreme probability of malfunction. Experience with these systems indicates that upon the occurrence of such malfunction the problem of correction generally becomes the subject of extended controversy between the public authorities, the users, and some entity which is viewed by the public authorities as the responsible operator of the sewage disposal facility.

The Majority Report takes the position that because this plant is outside the Village boundary the Village should not be concerned about it. Who, then, can we depend on to police it? Those of us who have experienced the delights of the odors wafting into the Village from the "pig farm" can anticipate with little joy the almost certain substitution of the odors from the sewage disposal facility.

What about owner and guest parking for condominium dwellings?

The visual clutter created by parking in multiple dwelling areas can best be revealed by other similar facilities. Any of us who have viewed such developments as Indian Creek, Tarkington House, and similar developments are aware of the great discrepancies between stated theory and actual experience in this regard. Those who have not viewed similar situations are invited to view Indian Creek, for example, on any normal Saturday.

How will the size and value of the condominiums compare with existing property?

The majority report does not answer this question. It begs the question by referring to other condominiums, developed by other developers, in other areas, for other markets. The data included in the majority report is entirely irrelevant to the Terrace Park problem. If we assume that the proposed units may possibly be underpriced, this will have the immediate effect of increasing the burden upon the Village to furnish services, without a fair commensurate increase in tax duplicate valuation. Should they be over-priced, it is probable that they will not fill readily and that the developer will be required to hold them for some extended period of time, probably including their devotion to rental purposes by the developer.

What about appearances, since the designated PLANNED RESIDENTIAL DEVELOPMENT DISTRICT area is a buffer zone to our Village's outer limits?

Architect's drawings never accurately and clearly show the appearance of any development as constructed and as in use.

If we assume that there is to be a 20% open space limitation, with the balance of the area devoted to multi-family structures it is already clear that the area will be closely built-up. When the normal number of parked

cars, bicycles, skate boards, lawn furniture, charcoal grills and other impedimenta is crowded into the remaining 20%, it will be seen that the opportunity exists for great differences of opinion as to the aesthetic value of the proposed development.

If the highly restricted and closely controlled Ordinance is overturned by the Voters of Terrace Park in the Referendum, what then?

It cannot be denied that some owner of this land will one day utilize it. The majority report adopts three alternatives. The minority opinion as to those three alternatives is as follows:

1. Four or five detached Residential AA dwellings could be constructed in parcel II and office buildings on the remaining 8.8 acres to the West. This is consistent with the long existing zoning plan in Terrace Park. That plan was the result of long deliberation and represents the best judgment of previous Councils which considered and adopted it. An office building of substantially greater value than the proposed condominiums, adding no burden to the school system, and normally vacant at night, would appear more desirable.
2. The newly constituted Council after December can try to determine the highest and best utilization of this privately owned land, as the majority report states. The referendum will surely serve to indicate to that new Council the collective opinion of the electorate.
3. Pending legal litigation may very well resume.

In effect, the majority admits that it has bowed to the real or perceived threat of some litigation by the developer and that in response thereto it has simply agreed with the developer's proposal. If that is a proper and valid position, then it can be expected that each future developer along Wooster Pike, by the simple threat of litigation, will obtain compliance by this Village with his wishes.

Litigation can go two ways, and the developer may very well find that his own hard earned dollars should not be risked for the kind of litigation which will be required. The position of this minority report is that the Village Council should not behave in a craven fashion and immediately accede to any developer's request, simply because it is accompanied by threat of litigation.

In Race for Village Council

RANDY ALVIS

Randy and his wife Pat have lived here only since February but are ready to become involved. After Marine service, becoming a sergeant, studied at Sinclair, College and Miami, is a sales representative, active in the Lions Club and teaches accounting at Great Oaks. No picture available.



RODGER M. MILLER

Coming here from St. Louis 6 1/2 years ago to join Provident Bank where, as a vice president, was recently asked to join newly-formed American Money Management; which handles American Financial Corp. investments. Treasurer of Recreation Committee and former soccer coach. With wife, Eunie, has four children.

RICHARD M. SMITH

Vice-president of The American Druggists Insurance Co., participant in several Terrace Park Players productions and a nine-year resident of the village. Native of Columbus and a graduate of Ohio State, served in the Army in World War II. He and his wife Leonene (Lee) have two children.



RICHARD BOWMAN

Incumbent councilman, earlier active in the PTA, Terrace Park Players and Recreation Committee. Vice-President and a director of the Knodel-Tygett Co., and a trustee of St. Paul Lutheran Village retirement home. Has lived in Terrace Park since 1964 with wife Eunie and daughter Kim.



JOHN W. MOORE

Cincinnati native and "boy mayor" in 1959, is an oral surgeon educated at Wesleyan, Ohio State and the University of Michigan, with three years of Army service. Lives at 708 Franklin with his wife Zoe and two children.



JOHN (JACK) VAN WYE

Resident at 707 Franklin for 24 years with wife Joyce and three children. Graduate of UC Engineering College, active in the Swim Club, Terrace Park Players, Men's Bowling League, and Cincinnati Musicians Assn., organizer of Terrace Park Pops and other music activities, and on the fire department and life squad.



EDWARD P. HARNESS JR.

Vice-president of the Central Trust Co., managing the branch system and Community Finance Division, also active in Stepping Stones Center, Community Chest and United Appeal. Mariemont native and graduate of Vanderbilt, living at 407 Amherst with his wife Nancy and a daughter.

Tom, Louise Bush Share Memories

This is a memorable month for Tom and Louise Bush, former residents of Terrace Park and the founders of *Village Views*.

Now living at the Marjorie Lee Home, 3580 Shaw Ave., they will celebrate their 50th wedding anniversary there on Oct. 23.

And being published this month is their book "The Times of the Hornbrooks

1473-1973," a chronicle of the family of Mrs. Bush, the former Louise Hornbrook. From their origins in Cornwall and Devon, the Hornbrooks are pictured against the backdrop of their times both in Australia and pioneer Indiana, with a chapter devoted to their prominence in early steamboating days on the Ohio.

VILLAGE SERVICES

Garbage and Trash Collection - Every Tuesday

Put cans or bags on street by 6 a.m. but not before 4 p.m. of previous day.

Decomposable Trash Collection - Mondays

Bag grass clippings, bundle twigs. Large amounts of decomposable refuse and rocks may be taken to village landfill Saturdays.

Police will check homes of absent residents.

Fill out form at village office. (Or call.)

To reserve Community Building for meeting or social affair call village office.

Check at office before putting sign on village bulletin boards.

REMINDER

Dogs must be under control of owner at all times. Terrace Park has had leash law since 1955. Warning given for first offense.

Volleyball On

Adult co-ed volleyball has started on Thursday evenings, being held from 7:30 to 9 p.m. at the Terrace Park School gym. There is no fee — just fun and fellowship. Call the Gilchris (831-9109) for further information.

How do condominiums differ from apartments or Townhouses?

Condominiums are a type of ownership of individually-owned dwellings, both one and two story residences, which the ordinance requires to be separated by at least fifteen feet between clusters. There are private grounds within a condominium development and the ordinance requires a minimum of 20% of the gross acreage to be in common grounds. Apartments are not usually occupied by an owner, but are spaces in a multifamily dwelling rented to non-owner occupants. Townhouses are two story structures of attached dwellings, uniform as to height and distribution.

Can condominiums in Parcel II be built closer to Robinwood Lane than the residences on the opposite side?

No. The set-back in Parcel II requires the same 30 feet clearance as in Residence AA and this is our Village's strictest requirement. Since there are no residences involved opposite the boundaries of Parcel I which is West of Elm, a 20 foot set-back is provided.

Does the sewage disposal method of the condominiums 'break' our "septic tank only" requirement in the Village?

No. Sewage treatment is 558 feet beyond the Village's Western boundary.

What about owner and guest parking for condominium dwellings?

The ordinance requires an attached two car garage for each owner, plus provision for guest parking. This requirement is more strict than anywhere else in the Village.

How will the size and value of the condominiums compare with existing property?

The ordinance requires a minimum of 1,500 square feet of living area for two bedroom units, and 1,650 for three bedrooms, exclusive of garages and storage. The prices of similar dwellings being sold in the Glendale development of 31 condominiums are \$82,900 for the four remaining unsold. The 27 owners there are "empty nesters" either retired or nearing retirement, with no children at home. The 46 condominiums on Montgomery Road across from Bethesda North are 6 units per acre — twice that authorized by our ordinance — and are being offered between \$68,000 and \$78,000.

What about appearances, since the designated PLANNED RESIDENTIAL DEVELOPMENT DISTRICT area is a buffer zone to our Village's outer limits?

All utilities are underground, streets and curbs are paved, landscaping and maintenance of grounds and structures is uniformly achieved, and there is an Architectural Control Board composed of Village residents, approved by Council, to closely monitor aesthetics and quality of materials and workmanship being constructed.

If the highly restricted and closely controlled ordinance is overturned by the voters of Terrace Park in the referendum, what then?

Legal opinions expressed thus far indicate that the present or future owners will eventually succeed in utilizing their land in some manner, either as permitted by Council and approved by the Village voters, or imposed by Courts. Recognized alternatives to approval of the ordinance by the voters include:

- 1) Four or five detached Residential AA dwellings could be constructed in the Elephant Walk (Parcel II) and Office Buildings on the 8.8 acre triangular piece to the West (Parcel I). Some point out desirable aspects of offices there due to traffic, non-resident owners, etc.
- 2) The newly constituted Council after December could try to determine the highest and best utilization of this privately owned land.
- 3) Pending legal litigation, now awaiting the results on the referendum, will resume with the likelihood of substantial legal expense which must be paid for with residents' tax dollars.

Conclusion: Council believes that the Ordinance is a viable solution to the use of these two specific pieces of property which have a long history of problems, disputes, litigation and anxiety. However, the voters have a choice: either accept the proposed condominium construction, or by defeating the ordinance opt for some other alternative.

Six Appointed To Advisory Committee

Six residents have been named to a Citizens Advisory Committee as part of a county-wide program of citizen involvement in community development. Mayor Ray Cadwallader will be the village's official representative.

The appointments were confirmed at the October council meeting. Members are: Dorothy Vogt, chairman; Richard Ward, Ray Allison, Eleanor Winchester, Eileen Burklow, and Richard Mileham.

Following is the sequence of events which preceded Council's action in passing Ordinance 13-1977.

Spring 1973 - BBSCo proposed office complex on land zoned Office A at Elm Road and Wooster Pike and multifamily dwellings on motel property on north side of Wooster Pike.

August 1973 - Council denied requested variance to septic tank ordinance to install mechanical treatment plant on property in question.

January 1975 - OEPA approved BBSCo's request for permit to install mechanical treatment plant adjacent to village.

September 1975 - BBSCo's requests change to condominium zoning on Office A property and "elephant pit."

October 1975 - Little Miami, Inc. asked Environmental Review Board for reversal of OEPA's sewage disposal decision.

January 1976 - Planning and Zoning Commission (A) voted 4-1 to recommend Council approval of proposed zone change on s.w. corner from Office A to Planned Residence C and (B) unanimously denied request for zone change on s.e. corner from Residence AA to Planned Residence C.

February 1976 - Public hearing called by Council draws over 150 residents. All citizens who spoke were in opposition to proposed zone change.

March 1976 - Independent citizens' survey with 682 residents responding showed 84% favored Council study of possibility for purchase of BBSCo land.

Environmental Review Board ordered denial of OEPA permit for private sewage treatment plant. Council voted 6-0 to table the two zone change requests, (A) and (B) above.

July 1976 - BBSCo filed suit against village with five Causes of Action.

August 1976 - Solicitor Leming requested continuance of suit. Council voted to spend \$400 to obtain legal opinion on suit.

February 1977 - Council voted to amend permissible uses of Office A and to establish a "reverter clause" in case zoning was overturned by court.

March 1977 - Judge Klusmeyer assigned to BBSCo vs. Terrace Park. BBSCo lawyers planned to start taking depositions from Terrace Park officials.

Village Solicitor cannot determine the question. It will be left to the Courts to determine.

Does the ordinance permit more dwellings per acre than elsewhere in the Village?

Yes — beyond any question. The statement to the contrary in the Majority Report is substantially inaccurate.

Terrace Park is composed of conventionally developed land, including public streets and single family lots. In any such conventional development, the developer loses approximately 25% of the total area involved to streets. Therefore, in the initial development of a given area of land, a developer would lose approximately 11,000 square feet of land per acre to this public use. This would leave approximately 33,000 square feet from each acre for development into lots. If the minimum lot area in the Residence AA Zoning Classification is 14,000 square feet, as is the case, then the allowable density in Residence AA is approximately 2.3 dwellings per acre. In Residence A, the allowable density would be approximately 2.75 dwellings per acre. The developers want to build at least 3 dwellings per acre — actually nearer 4.

The function of streets and other open public areas in general land planning is normally included in any zoning scheme as one of the basic limitations upon density. In the present case, no public streets are to be built.

Furthermore, the number of dwellings which, it is argued by the majority of Council, might be built on 11.61 acres are actually to be crowded into 8.8 acres. The remaining 2.36 acres, across the street from the area to be developed, we are to believe will be left forever undeveloped and open. A realistic appreciation of the situation indicates that such is not to be expected indefinitely.

How do condominiums differ from apartments or townhouses?

Condominiums actually differ from apartments or townhouses only relative to a legal theory of ownership. They are usually, as is proposed here, multiple dwellings originally owned by a developer, and available for sale unit by unit to interested purchasers, if any.

Unless they are so sold, unit by unit, they will remain in the hands of the developer just as would apartments in apartment buildings. In the

hands of the developer they are available for rental, sale, or to be left vacant as the developer's economic interest may suggest.

Here, the majority report also includes what must have been intended to be a reassuring statement relative to open space. It indicates that a minimum of 20% of the gross acreage must be in common grounds. This is the open space. It can be expected that developers will not greatly exceed that minimum open space. If we view the normal development in Terrace Park it will be seen that very greatly more than 20% of the total area is normally reserved to open space. The proposal of a 20% minimum open space actually envisions a very crowded and densely built up area of multiple family dwellings.

Can condominiums in Parcel II be built closer to Robinwood Lane than the residences on the opposite side?

Yes. The majority report on this point is self-contradictory. Obviously the structures may be built closer to the mouth of Robinwood Lane than would be normal in Residence AA Areas — 20 feet instead of 30 feet. Furthermore, having once developed the parcel on the West side of Elm Road, using 20 foot set-backs, future development of the parcel on the East side of Elm Road which can be expected at sometime within the foreseeable future, would likewise appear to be entitled to the use of the 20 foot set-back. This is inconsistent with other Terrace Park Zoning. It is damaging to the immediate neighborhood.

Does the sewage disposal method of the condominiums 'break' our "septic tank only" requirement in the Village?

No, but. . . Terrace Park has a "septic tank only" requirement for the very good reason that individually owned septic tanks have been found to be the very best system of sewage disposal available for our particular political, geological, and topographical environment.

A malfunction of an individual septic tank requires and obtains immediate treatment of that problem by the individual owner. There is, therefore, no problem of extended malfunction of sewage disposal systems in Terrace Park.

General experience with multi-unit private sewage disposal systems, such as that contemplated by the proposed developer of the

(Continued on P. 6)

May 1977 - BBSCo received favorable decision in its case against Review Board, thus allowing it to discharge effluent into Little Miami. Mr. Brendamour indicated he would drop suit against village to break septic-tank-only ordinance.

Council removed proposed ordinance for zoning change from table and passed ordinance which included extensive regulatory amendments.

July 1977 - Third and final reading of ordinance.