

MEMO

TO: Reading City Council

FROM: Robert "Bo" Bemmes, Mayor

RE: Submission of Application for Designated Outdoor Refreshment Area (DORA)

DATE: May 2, 2023

Background

On April 30, 2015, the Ohio General Assembly passed legislation permitting open containers in areas defined as Designated Outdoor Refreshment Areas (DORA). When initially adopted, the legislation was limited to Ohio communities with a population in excess of thirty-five thousand (35,000). The timing of the initial legislation allowed for a DORA to be in operation during the 2015 Major League Baseball All Star game in Cincinnati. An amendment in April of 2017 removed the population restriction, thus permitting all Ohio communities the ability to go through the application process to establish a DORA. With the April 2017 amendment, DORAs were allowed to be established depending on population as noted below: (Note that the applicable section for the City of Reading is noted with bold and underlined text).

- "A municipal corporation or township with a population of more than fifty thousand shall not create more than two outdoor refreshment areas.
- A municipal corporation or township with a population of more than thirty-five thousand but less than or equal to fifty thousand shall not create more than one outdoor refreshment area.
- **A municipal corporation or township with a population of thirty-five thousand or less may create one outdoor refreshment area if the proposed area will include at least four qualified permit holders and be composed of one hundred fifty or fewer contiguous acres."**¹

The process, which is detailed in the Ohio Revised Code (ORC), specifically section 4301.82, requires various steps which must be completed prior to the enactment of a DORA. Per section 4301.82 (B) of the

¹ Ohio Revised Code, Section 4301.82(D), <http://codes.ohio.gov/orc/4301.82>, February 7, 2019

Ohio Revised Code (ORC), the first step is the submission of an application on behalf of the Mayor to City Council to have specific property within the City designated as an Outdoor Refreshment Area. Specifically, section 4301.82(B) states; “The executive officer of a municipal corporation or the fiscal officer of a township may file an application with the legislative authority of the municipal corporation or township to have property within the municipal corporation or township designated as an outdoor refreshment area or to expand an existing outdoor refreshment area to include additional property within the municipal corporation or township.” 2

The ORC further details the required attachments to be included with the submitted application to be the following:

- A map or survey of the proposed outdoor refreshment area indicating the boundaries and verification that the area does not exceed one hundred and fifty (150) contiguous acres. (Boundary Map and Verification attached as Exhibit A).
- A general statement of the nature and types of establishments that will be located within the proposed outdoor refreshment area. (Attached behind Exhibit A).
- A statement that the proposed outdoor refreshment area will encompass not fewer than four (4) qualified permit holders. (Attached behind Exhibit A).
- Evidence that the uses of land within the proposed outdoor refreshment area are in accord with the master zoning plan or map of the municipal corporation or township. (Attached behind Exhibit A).
- Proposed requirements for the purpose of ensuring public health and safety within the proposed outdoor refreshment area. 3 (Appendix B of this application includes the number, spacing and types of signs for the Reading DORA. Also attached is the Public Health & Safety Plan (Exhibit D) and the Sanitation Plan (Exhibit E).

The above referenced items are formally attached hereto and presented to City Council.

Following City Council’s acceptance of the application from the Mayor, per the ORC, the following steps are required:

- Within forty-five (45) days after the application is filed, the City shall publish a public notice of the application once (1) a week for two (2) consecutive weeks. The notice, in addition to stating that the application is on file for review by the public, must also state the time and date of a public hearing regarding the application.
- Not earlier than thirty (30) days or later than sixty (60) days from the date of the initial publication of the legal notice, the City needs to either approve or deny the application by Ordinance or Resolution.

Based on these parameters, the resulting schedule is:

- File Application with City Council: May 2, 2023
- Public notice dates in the Cincinnati Court Index: May 22 and May 29, 2023
- Public hearing: June 6, 2023
- Legislation presented for City Council action: July 11, 2023.

2 Ohio Revised Code, Section 4301.82(B), <http://codes.ohio.gov/orc/4301.82>, February 4, 2019

3 Ohio Revised Code, Section 4301.82(B)(1-5), <http://codes.ohio.gov/orc/4301.82>, February 4, 2019

Policy Options

Approve or deny request for Public Hearing on June 6, 2023.

Analysis

The City of Reading is proposing a Designated Outdoor Refreshment Area (DORA) to allow customers to purchase and consume alcoholic beverages within the designated boundaries of the outdoor DORA. The DORA comprises 6.72 acres and would extend on Reading Rd. from Koehler Ave. north to Halker Ave. and on W. Benson Street from Reading Rd. west to Wachedorf St. within the Reading Bridal District. Hours will be Monday through Sunday 12 PM-10PM.

The purpose of the proposed DORA is to generate new economic development opportunities and to draw more patrons to Reading restaurants and retailers. The DORA will capitalize on Reading's strong sense of community by allowing residents and patrons to mingle and stroll while enjoying their favorite alcoholic beverage. It will also generate untapped potential to trigger positive economic development and exposure for businesses and the Reading community in general.

In November 2022 the Reading Bridal District formed a planning committee to work with City administration and City Council's Laws and Contracts Committee to inform businesses about how the DORA works, to seek their support, and complete the required application. After a very thorough review of the proposed DORA, Reading Police Chief Bryan Edens and Fire Chief Todd Owens provided their input and lent their support to the proposal. Seven area restaurants and bars have also prepared letters of support for the City's application. (See letters of support attached in Exhibit C).

When a DORA is established the Ohio Division of Liquor Control is notified and works directly with each of the licensed permit holders within the DORA's boundaries. Each permit holder within the DORA is given the option whether to participate. If a permit holder chooses to participate, their license is modified to indicate a DORA designation, and they are supplied the corresponding regulations. There is no additional fee to the permit holder to have their permit modified with a DORA designation. Additionally, specific plastic containers/cups are required, sanitation and safety plans must be created and in the case of the City's proposed DORA, the boundaries are limited specifically to City-owned property, streets and right-of-way(s).

If a DORA is enacted the following regulations will apply:

- Consumption of alcoholic beverages within the DORA must be with a logoed plastic container consistently utilized by all designated permit holders. (See picture of sample cup in Exhibit F).
- There are no regulations regarding re-use of a DORA container from one city event to another.
- Open containers must be in the official DORA container and must be empty before entering another permitted DORA establishment.
- Open containers cannot be brought in from outside the DORA boundaries.

- Establishments with outside dining are not regulated differently than those that operate solely within an enclosed structure.

Recommendation

Set a public hearing for June 6, 2023

Attachments:

Exhibit A- DORA Boundary Map with Area Acreage and Locations of Permit Holders

Nature and Types of Establishments

Evidence Land Uses In Accord with Master Zoning Map

Exhibit B - Number, Spacing and Types of Signs

Exhibit C- List of Qualified Permit Holders and Letters of Support/Participation

Exhibit D - Public Health & Safety Plan

Exhibit E - Sanitation Plan

Exhibit F - Sample DORA Cup Design

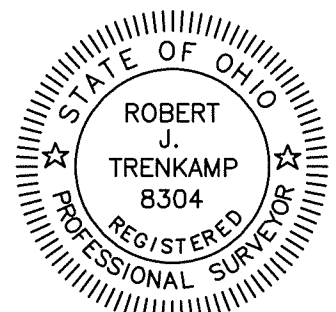
APPENDIX A
CITY OF READING DORA
BOUNDARY MAP, PERMIT HOLDERS AND LIST OF ALL PARCELS

NATURE & TYPES OF ESTABLISHMENTS IN READING DORA

The types of businesses in the proposed DORA are primarily commercial in nature including small-scale neighborhood retail, service businesses, professional uses, and restaurants. The area also includes some non-conforming single-family and multi-family housing. Most of these are second-story residential units with commercial on the first floor and apartments on the second floor. There are also three 12-unit apartment buildings on Reading Rd

EVIDENCE THAT LAND USES IN ACCORD WITH ZONING

The land uses within the proposed DORA are in accord with the City of Reading master zoning plan and map. The properties on W. Benson St. from Reading Rd. west to Wachendorf St. are zoned "West Benson Street Mixed Use Design Review District". The properties on Reading Rd. from Halker St. south to Koehler Ave. are zoned "Reading Road General Commercial Design Review District" or "Downtown Reading Mixed Use Design Review District". Attached herein Appendix A is a copy of the City of Reading Zoning Map.



I HEREBY CERTIFY THAT THE AREA OF LAND LOCATED
WITHIN THE CITY OF READING DESIGNATED OUTDOOR
REFRESHMENT AREA TO BE APPROXIMATELY 6.72 ACRES.

Robert J. Trenkamp

ROBERT J. TRENKAMP P.S.
#8304 IN OHIO

UPDATED APRIL 10, 2023



DORA BOUNDARY
AREA = 6.72 ACRES

1. BENSON'S TAVERN - 419 W. BENSON ST.
2. READING COMMUNITY ARTS CENTER - 415 W. BENSON ST.
3. FOLEY'S IRISH PUB - 200 W. BENSON ST.
4. REDWINE AND CO. - 20 W BENSON ST.
5. OUR PLACE TAVERN - 8749 READING ROAD
6. STRONG'S PIZZA - 8794 READING ROAD
7. AMERICAN LEGION - 9000 READING ROAD
8. VALLEY TAVERN - 9165 READING ROAD
9. LACE BRIDAL - 100 W. BENSON ST.
10. WINEY BRIDAL - 218 W. BENSON ST.

Parcel Number	Name	Address
671-0010-0182-00	PUBLIC LIBRARY OF CINCINNATI AND HAMILTON CO	8749 READING RD
671-0004-0378-00	BHHG READING LLC	9184 READING RD
671-0010-0081-00	ZBR INC	8750 READING RD
671-0010-0030-00	LANDEN ROBERT R & NORMA L	8751 READING RD
671-0010-0015-00	LEE D INCORPORATED	8755 READING RD
671-0010-0144-00	READING RENTALS LLC	8759 READING RD
671-0010-0019-00	CINCINNATI ALLIED PROPERTIES LLC	8767 READING RD
671-0010-0020-00	CINCINNATI ALLIED PROPERTIES LLC	8767 READING RD
671-0010-0018-00	TAZ INVESTMENTS LLC	8775 READING RD
671-0010-0017-00	LEE D INCORPORATED	8777 READING RD
671-0010-0016-00	GERTZ ROBERT J TR	8789 READING RD
671-0010-0078-00	MAKINGPIZZAGREATAGAINLLC	8794 READING RD
671-0010-0080-00	MAKINGPIZZAGREATAGAINLLC	8794 READING RD
671-0007-0219-00	LITTLE RENTALS LLC	8803 READING RD
671-0007-0218-00	RACK GERALD A & BONNIE S	8809 READING RD
671-0007-0220-00	NCI READING FD LLC	8810 READING RD
671-0007-0217-00	REAL SOLUTIONS OF CINCINNATI	8815 READING RD
671-0007-0224-00	SCHOLTEN DOUGLAS W	8818 READING RD
671-0007-0449-00	SCHOLTEN DOUGLAS W	8818 READING RD
671-0007-0159-00	STEIN JAMES A	8819 READING RD
671-0007-0216-00	STEIN JAMES A	8819 READING RD
671-0007-0225-00	GROH INVESTMENTS LLC	8830 READING RD
671-0007-0157-00	WHITE CASTLE SYSTEM INC	8831 READING RD
671-0007-0158-00	WHITE CASTLE SYSTEM INC	8831 READING RD
671-0007-0226-00	PMH REAL ESTATE LLC	8832 READING RD
671-0007-0269-00	GROH INVESTMENTS LLC	8832 READING RD
671-0007-0270-00	GROH INVESTMENTS LLC	8832 READING RD
671-0007-0454-00	GROH INVESTMENTS LLC	8832 READING RD
671-0007-0227-00	KOR GROUP INC THE	8834 READING RD
671-0007-0228-00	KOR GROUP INC THE	8834 READING RD
671-0007-0229-00	CASH ROSEMARY	8844 READING RD
671-0007-0230-00	CASH ROSEMARY	8846 READING RD
671-0007-0156-00	KOEHL CAROLYN W TR	8853 READING RD
671-0007-0154-00	KOEHL CAROLYN W TR	8855 READING RD
671-0007-0155-00	KOEHL CAROLYN W TR	8855 READING RD
671-0007-0153-00	READING CITY OF	8899 READING RD
671-0007-0115-00	RHINE RIVER PROPERTIES LLC	8901 READING RD
671-0007-0114-00	R & L REAL ESTATE HOLDINGS LLC	8905 READING RD
671-0007-0234-00	ARCHLAND PROPERTY I LLC	8908 READING RD
671-0007-0464-00	ARCHLAND PROPERTY I LLC	8908 READING RD
671-0007-0238-00	DUGGAL SUDESH M & RAJ RANI	8914 READING RD
671-0007-0112-00	R & L REAL ESTATE HOLDINGS LLC	8915 READING RD
671-0007-0457-00	R & L REAL ESTATE HOLDINGS LLC	8915 READING RD
671-0007-0458-00	R & L REAL ESTATE HOLDINGS LLC	8915 READING RD
671-0007-0461-00	R & L REAL ESTATE HOLDINGS LLC	8915 READING RD
671-0007-0239-00	BAXTER MICHAEL L JR & ANGELA D	8916 READING RD

671-0007-0398-00	ZAZZ HOMES LLC	8918 READING RD
671-0007-0110-00	PURPLE REIGN LLC	8921 READING RD
671-0007-0240-00	RUBY AND RAY LLC	8922 READING RD
671-0007-0241-00	AMERICAN LEGION HALKER- FLEGE POST # 69	9000 READING RD
671-0007-0242-00	AMERICAN LEGION CLARENCE HA	9000 READING RD
671-0007-0039-00	THEIS FAMILY PROPERTIES LLC	9009 READING RD
671-0007-0038-00	THEIS FAMILY PROPERTIES LLC	9011 READING RD
671-0007-0037-00	THEIS FAMILY PROPERTIES LLC	9013 READING RD
671-0007-0245-00	SEEBOHM JEFFREY C & ROBERTA K	9016 READING RD
671-0007-0036-00	ROETTIGERS MATTHEW & KATHERINE	9017 READING RD
671-0007-0412-00	9018 READING RD LLC	9018 READING RD
671-0007-0246-00	CORNELL ROAD 3510 LLC	9100 READING RD
671-0029-0095-00	RANEY CHRIS C	9100 READING RD
671-0029-0125-00	RANEY CHRIS C	9100 READING RD
671-0007-0035-00	LEET NORMAN S	9101 READING RD
671-0007-0034-00	THEIS FAMILY PROPERTIES LLC	9105 READING RD
671-0007-0248-00	CORNELL ROAD 3510 LLC	9108 READING RD
671-0007-0033-00	MARSHALL NANCY R	9111 READING RD
671-0004-0206-00	GOODMAN PAULA D	9121 READING RD
671-0004-0205-00	ABERMAN TAMMY	9123 READING RD
671-0004-0203-00	HY-TECH BUILDERS INC	9129 31 READING
671-0004-0207-00	9150 READING ROAD LLC	9150 READING RD
671-0004-0315-00	MAERTZ INVESTMENTS LLC	9153 READING RD
671-0004-0188-00	MAERTZ INVESTMENTS LLC	9155 READING RD
671-0004-0215-00	FINE TAMARA L @ 3	9156 READING RD
671-0004-0216-00	GMB PROPERTIES LLC	9160 READING RD
671-0004-0218-00	MINK CARL D TR & FRANCES J TR	9164 READING RD
671-0004-0083-00	PENNEMORE REALTY LLC	9165 READING RD
671-0004-0084-00	PENNEMORE REALTY LLC	9165 READING RD
671-0004-0347-00	PENNEMORE REALTY LLC	9165 READING RD
671-0004-0073-00	MINK CARL D TR & FRANCES J TR	9176 READING RD
671-0004-0082-00	OWENS LTD	9177 READING RD
671-0004-0075-00	SHARIDA ISMAIL	9178 READING RD
671-0004-0078-00	PICKLEBERRY LLC	9185 READING RD

Transfer Date	Sale Price
10/14/2016	
5/27/2022	
3/17/1997	\$325,000
1/9/2001	\$72,800
12/31/1899	\$0
5/11/2018	\$302,269
6/25/2018	\$357,000
6/25/2018	\$357,000
7/7/2017	\$450,000
6/1/1977	\$0
2/16/2022	
4/30/2020	\$500,000
4/30/2020	\$500,000
3/26/2021	
12/5/2005	\$4,900
8/11/2021	\$1,499,982
11/24/2015	\$45,000
6/6/2011	\$180,000
6/6/2011	\$180,000
2/28/2022	\$125,000
2/28/2022	\$125,000
6/30/2004	\$0
12/31/1899	\$0
12/31/1899	\$0
11/16/2000	\$0
6/30/2004	\$0
6/30/2004	\$0
6/30/2004	\$0
3/2/2015	\$0
3/2/2015	\$0
7/18/2005	\$0
7/18/2005	\$0
5/18/2016	
5/18/2016	
5/18/2016	
12/17/2007	\$0
1/30/2018	\$517,500
8/26/2019	\$465,000
6/28/2004	\$0
6/28/2004	\$0
9/7/1993	\$45,900
8/26/2019	\$465,000
8/26/2019	\$465,000
8/26/2019	\$465,000
8/26/2019	\$465,000
7/14/2008	\$0

5/29/2018	\$119,476
3/27/2018	
5/30/2018	\$182,500
1/12/1962	\$0
3/22/1946	\$0
3/18/2016	\$58,000
3/3/2004	\$0
2/25/2015	\$45,000
2/1/1988	\$0
3/7/2022	\$225,000
1/14/2022	\$85,000
6/21/2006	\$193,500
12/31/1899	\$0
12/31/1899	\$0
5/13/1994	\$85,000
6/10/2008	\$28,000
6/21/2006	\$193,500
3/2/2000	\$160,000
4/19/2006	\$197,000
9/14/2021	
10/3/2016	\$90,000
1/12/2011	\$135,000
7/24/2015	\$105,000
7/24/2015	\$105,000
4/26/2022	
10/3/2005	\$140,000
2/22/2005	\$0
8/18/2005	\$177,500
8/18/2005	\$177,500
8/18/2005	\$177,500
2/7/2006	\$0
9/22/1999	\$56,000
1/27/2022	\$82,400
3/13/2018	\$332,500

Parcel Number	Name	Address
671-0007-0263-00	READING CITY OF	13 E BENSON ST
671-0007-0293-00	CENTURY B LLC	100 E BENSON ST
671-0007-0314-00	JAG PROPERTY SOLUTIONS LLC	100 E BENSON ST
671-0007-0397-00	JAG PROPERTY SOLUTIONS LLC	100 E BENSON ST
671-0007-0317-00	CENTURY B LLC	101 E BENSON ST
671-0007-0315-00	KHAN JOHN & MINHAZ BEGUM	112 E BENSON ST
671-0007-0439-00	KHAN JOHN & MINHAZ BEGUM	118 E BENSON ST
671-0007-0408-00	JAG PROPERTY SOLUTIONS LLC	120 E BENSON ST
671-0007-0345-00	BULLOCK AMY HAAS	200 E BENSON ST
671-0007-0371-00	STIDHAM BILLY R JR & TANA A	211 E BENSON ST
671-0007-0372-00	QUESTA JUDITH A	215 E BENSON ST
671-0009-0028-00	BEACH SHAWN M @3	301 E BENSON ST
671-0008-0032-00	MANZ STEVEN DANN & BETHANY LAUREN	302 E BENSON ST
671-0009-0080-00	FLANNERY NICOLE M & CHRISTOPHER M GOANS	303 E BENSON ST
671-0008-0033-00	VASKE ANGELA & ANGELA M	306 E BENSON ST
671-0008-0043-00	DILLINGHAM MARK & VICKY	312 E BENSON ST
671-0008-0034-00	DURHAM BERTRAM J & ODA M	320 E BENSON ST
671-0008-0035-00	GOODMAN KATHLEEN	326 E BENSON ST
671-0008-0036-00	FASCE MICHAEL	408 E BENSON ST
671-0008-0037-00	BURGESS MARY LEE	412 E BENSON ST
671-0008-0038-00	THAI CHRISTINA D & THOMAS T NGUYEN	414 E BENSON ST
671-0008-0039-00	DAVIS DAVID CARL & ANITA LYNN	416 E BENSON ST
671-0009-0050-00	HERRING JEFFREY	417 E BENSON ST
671-0009-0051-00	PEAVLEY JAMES H & CONNIE S	419 E BENSON ST
671-0008-0042-00	PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY	420 E BENSON ST
671-0009-0052-00	MEYER ELIZABETH ANN	421 E BENSON ST
671-0008-0040-00	HUGHES JEFFREY H & CYNTHIA L GRANT	422 E BENSON ST
671-0009-0054-00	MEYER ELIZABETH ANN	425 E BENSON ST
671-0009-0082-00	BRONNER LINDSAY R	429 E BENSON ST
671-0023-0001-00	SCHEPER KIM TR	431 E BENSON ST
671-0023-0146-00	KUNKA LUKE DANIEL	431 E BENSON ST
671-0023-0002-00	DEM Cincy PROPERTIES LLC	433 E BENSON ST
671-0023-0003-00	ABSHER MARCELLEE	439 E BENSON ST
671-0023-0004-00	HOLBERT MARVIN	445 E BENSON ST
671-0023-0007-00	LANE DAVID S & CHRISTEL LANE	507 E BENSON ST
671-0007-0116-00	TEN ONE TWO BENSON LLC	10 W BENSON ST
671-0007-0117-00	ZIMMER BROTHERS PROPERTIES LLC	16 W BENSON ST
671-0007-0151-00	SURAJ ENTERPRISE LLC	17 W BENSON ST
671-0007-0150-00	BURKEL TAMI L	19 W BENSON ST
671-0007-0118-00	GRAMBLEY LINDSEY & SETH REDWINE	20 W BENSON ST
671-0007-0119-00	READING CITY OF	22 W BENSON ST
671-0007-0120-90	READING CITY OF	28 W BENSON ST
671-0007-0121-00	RB DISTRICT PROPERTY LLC	100 W BENSON ST
671-0007-0149-90	PATHWAY BAPTIST CHURCH	101 W BENSON ST
671-0007-0148-00	VALLEY CENTRAL BUILDING & LOAN COMPANY THE	105 W BENSON ST
671-0007-0122-00	YOUNG RENE M & DENNIS LEE	108 W BENSON ST

671-0007-0147-00	VALLEY CENTRAL BLDG	109 W BENSON ST
671-0007-0123-00	IMAGES BY DANIEL MICHAEL INC	110 W BENSON ST
671-0007-0146-00	VALLEY CENTRAL BLDG	113 W BENSON ST
671-0007-0124-00	OAK STREET DESIGN LLC	116 W BENSON ST
671-0007-0125-00	PATHWAYS PROPERTY INVESTMENTS LLC	120 W BENSON ST
671-0007-0145-00	119 W BENSON LLC	121 W BENSON ST
671-0007-0126-00	SCHEPER KIMBERLY	122 W BENSON ST
671-0007-0144-00	OWENS LTD	127 W BENSON ST
671-0007-0127-00	EASY RENTALS LLC	130 W BENSON ST
671-0007-0143-00	RB DISTRICT PROPERTY LLC	133 W BENSON ST
671-0007-0406-00	BURKEL TAMI L	137 W BENSON ST
671-0007-0142-00	READING CITY OF THE	139 W BENSON ST
671-0007-0141-00	ARKA GROUP LLC	145 149 W BENSON ST
671-0007-0128-00	TA DINO LLC	200 W BENSON ST
671-0007-0140-00	OSE PROPERTIES LLC	205 W BENSON ST
671-0007-0139-00	FAIRFIELD BEACH PROPERTIES LLC	209 W BENSON ST
671-0007-0138-00	FIFTH THIRD BK THE	213 W BENSON ST
671-0007-0131-00	DEAN LEO R	214 W BENSON ST
671-0007-0132-00	RB DISTRICT PROPERTY LLC	218 W BENSON ST
671-0007-0133-00	KLJ PROPERTIES LLC	220 W BENSON ST
671-0007-0136-00	FIFTH THIRD UNION TRUST CO	223 W BENSON ST
671-0007-0134-00	KLJ PROPERTIES LLC	224 W BENSON ST
671-0007-0135-00	KLJ PROPERTIES LLC	226 W BENSON ST
671-0005-0258-00	LHL PROPERTIES LLC	300 W BENSON ST
671-0005-0260-00	LHL PROPERTIES LLC	300 W BENSON ST
671-0005-0259-00	LHL PROPERTIES LLC C/O LISA STAR	304 W BENSON ST
671-0006-0033-00	WENDY LU REALTY LLC	305 W BENSON ST
671-0006-0032-00	RB DISTRICT PROPERTY LLC	307 W BENSON ST
671-0006-0031-90	READING CITY OF THE	309 W BENSON ST
671-0005-0257-00	LHL PROPERTIES LLC C/O LISA STAR	312 W BENSON ST
671-0006-0030-00	READING CITY OF THE	319 W BENSON ST
671-0005-0253-00	M & N PROPERTIES LTD	320 W BENSON ST
671-0006-0029-00	321 W BENSON LLC	321 W BENSON ST
671-0006-0028-00	JONES ANDREIA N	323 W BENSON ST
671-0006-0027-00	RACK BONNIE & GERALD	325 W BENSON ST
671-0006-0026-00	CORLEONE PROPERTIES LLC	333 W BENSON ST
671-0005-0251-00	KARIBO PROPERTIES LLC	336 W BENSON ST
671-0006-0025-00	JANSEN & LEHRTER INVESTMENTS LLC	341 W BENSON ST
671-0005-0250-00	GREULICH NATALIE	400 W BENSON ST
671-0006-0024-00	SYCAMORE AERIE 1095	403 W BENSON ST
671-0005-0248-00	GARDEN TERRACE PROPERTIES LLC	406 W BENSON ST
671-0005-0247-00	GLATTHAAR JAMES A TR	410 W BENSON ST
641-0013-0121-00	AMM LAND LLC	412 W BENSON ST
671-0005-0246-00	GLATTHAAR JAMES A TR	414 W BENSON ST
671-0006-0023-00	PLACE OF GRACE LLC	415 W BENSON ST
671-0005-0242-00	NEW PROPERTIES OF OHIO LLC	418 W BENSON ST

671-0005-0243-00	NEW PROPERTIES OF OHIO LLC	418 W BENSON ST
671-0005-0244-00	NEW PROPERTIES OF OHIO LLC	418 W BENSON ST
671-0006-0022-00	SCHUHOLZ FAMILY PARTNERSHIP	419 W BENSON ST
671-0006-0011-00	RUBY BELL PROPERTIES LLC	421 W BENSON ST
671-0006-0012-00	RUBY BELL PROPERTIES LLC	421 W BENSON ST
671-0006-0010-00	RUBY BELL PROPERTIES LLC	423 W BENSON ST
671-0005-0241-00	430 W BENSON LLC @ 3	430 W BENSON ST
671-0006-0009-00	HASTIE MINDY B	481 W BENSON ST
671-0006-0015-00	HASTIE MINDY B	481 W BENSON ST
671-0006-0204-00	HASTIE MINDY B	481 W BENSON ST
671-0005-0239-00	GARDEN TERRACE PROPERTIES LLC	500 W BENSON ST
671-0006-0007-00	RICH HOLTHAUS PLBG CO	503 W BENSON ST
671-0006-0005-00	HOUSE OF CHILI INC	509 W BENSON ST
671-0006-0006-00	HOUSE OF CHILI INC	509 W BENSON ST

Transfer Date	Sale Price
3/17/2017	
8/12/1998	\$0
11/12/201	\$0
11/12/201	\$0
12/15/199	\$0
9/28/2018	
9/28/2018	
11/12/201	\$0
8/16/2021	
1/1/1990	\$0
3/13/2014	\$0
9/9/2013	\$0
7/12/2021	\$265,000
6/3/2014	\$132,000
12/14/201	\$0
1/1/1990	\$0
1/1/1990	\$0
9/1/1980	\$0
5/15/2007	\$45,000
12/31/189	\$0
8/17/2018	\$45,000
1/27/2020	
1/4/2011	\$5,800
7/13/1993	\$25,000
2/2/2022	
6/4/2014	\$5,600
7/6/2021	\$37,000
11/4/1998	\$0
9/18/2020	\$117,000
1/10/2014	\$100,000
3/18/2022	\$75,315
5/14/2021	
8/16/1991	\$0
5/3/1994	\$0
6/24/1999	\$83,000
8/22/2019	\$345,000
12/29/201	
3/31/2006	\$215,000
1/3/2006	\$0
7/21/2016	\$102,300
7/10/1995	\$0
12/31/189	\$0
8/30/2021	
8/1/1979	\$0
1/1/1990	\$0
10/28/200	\$80,000

12/31/189	\$0
5/2/2016	\$115,000
1/1/1990	\$0
4/6/2020	\$131,000
4/12/2018	\$270,000
3/25/2019	
3/22/2013	\$84,900
8/29/2006	\$105,000
2/8/2019	
8/30/2021	
9/24/2002	\$0
4/16/2003	\$74,000
7/28/2020	\$285,000
8/20/2021	\$315,000
11/20/200	\$142,000
4/22/2022	\$178,000
12/1/1978	\$0
2/1/1980	\$0
6/7/2022	\$210,000
10/3/2017	
12/31/189	\$0
10/3/2017	
10/3/2017	
5/16/2000	\$0
5/16/2000	\$0
5/16/2000	\$0
4/29/2015	\$365,000
4/24/2018	\$330,000
12/31/189	\$0
5/16/2000	\$230,000
6/2/2000	\$0
2/27/2001	\$132,500
1/6/2021	
9/12/2018	\$34,500
2/1/1989	\$0
4/30/2021	\$250,000
5/19/2006	\$0
4/26/2007	\$0
10/17/200	\$140,000
12/31/189	\$0
6/26/2017	
4/19/1995	\$0
7/28/2015	\$0
4/19/1995	\$0
11/12/202	\$220,000
7/9/2015	\$152,500

7/9/2015	\$152,500
7/9/2015	\$152,500
2/1/2016	\$116,780
6/3/2009	\$140,000
6/3/2009	\$140,000
6/3/2009	\$140,000
12/29/202	
4/26/2022	
4/26/2022	
4/26/2022	
6/26/2017	
12/31/189	\$0
12/31/189	\$0
12/31/189	\$0

APPENDIX B

NUMBER, SPACING AND TYPES OF SIGNS FOR READING DORA

READING DORA SIGNAGE

In accordance with the ORC 4301.82 F (1)(b), the Safety Service Director states there will be a minimum of 18 signs designating the boundary of the DORA. The location and spacing of the signs is shown on Exhibit B of this application. The signs will be mounted and located at all street intersections along the boundary of the DORA. The content and style of this signage shall, in sum or substance, reflect the sample signage attached behind this section.

Sign Locations

* = sign



I HEREBY CERTIFY THAT THE AREA OF LAND LOCATED
WITHIN THE CITY OF READING DESIGNATED OUTDOOR
REFRESHMENT AREA TO BE APPROXIMATELY 6.72 ACRES.

Robert J. Trenkamp

ROBERT J. TRENKAMP P.S.
#8304 IN OHIO

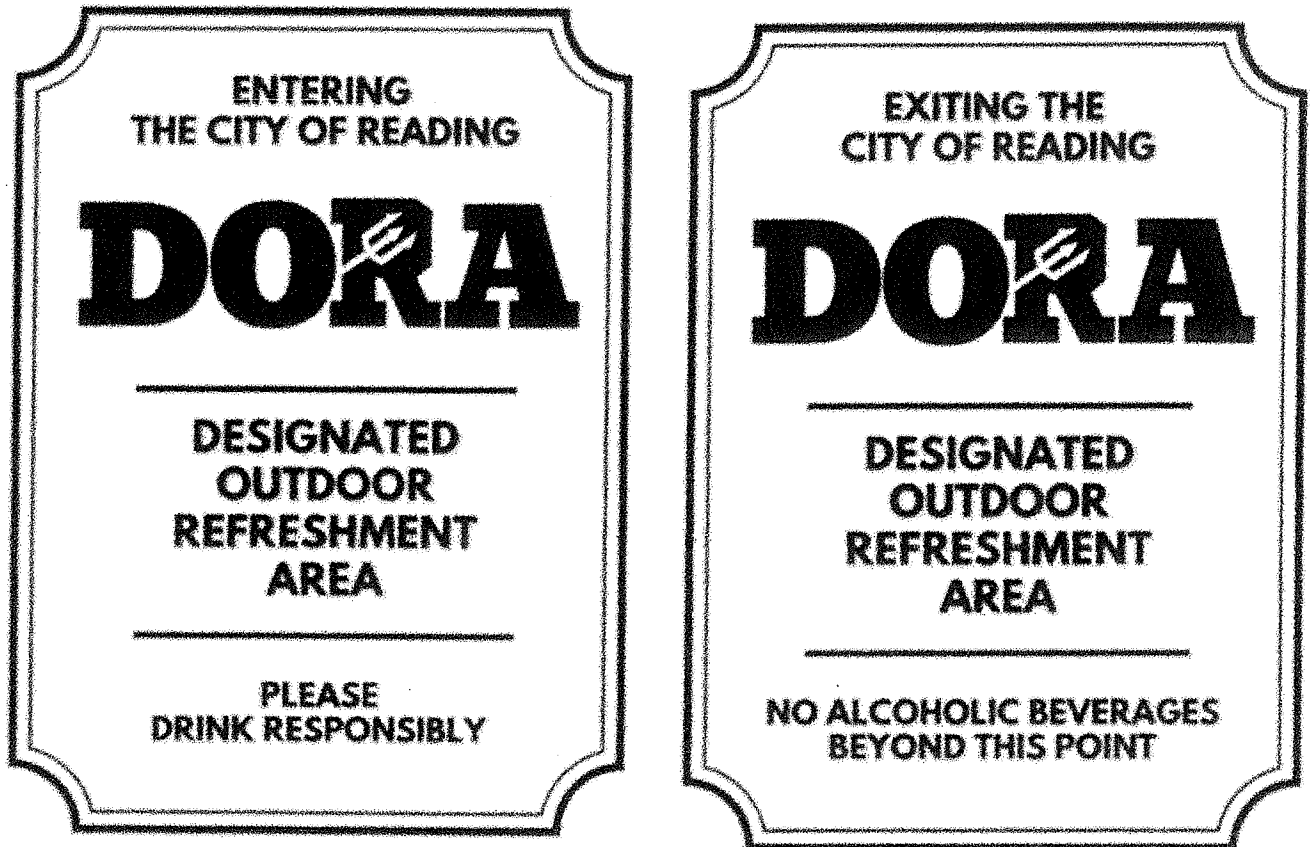
UPDATED APRIL 10, 2023



DORA BOUNDARY
AREA = 6.72 ACRES

1. BENSON'S TAVERN - 419 W. BENSON ST.
2. READING COMMUNITY ARTS CENTER - 415 W. BENSON ST.
3. FOLEY'S IRISH PUB - 200 W. BENSON ST.
4. REDWINE AND CO. - 20 W. BENSON ST.
5. OUR PLACE TAVERN - 8749 READING ROAD
6. STRONG'S PIZZA - 8794 READING ROAD
7. AMERICAN LEGION - 9000 READING ROAD
8. VALLEY TAVERN - 9165 READING ROAD
9. LACE BRIDAL - 100 W. BENSON ST.
10. WINEY BRIDAL - 218 W. BENSON ST.

Exhibit B:
Number, Spacing and Types of Signs



Reading, OH - DORA Application

APPENDIX C
QUALIFIED PERMITS IN READING DORA



City of Reading

Exhibit "C"

List of qualified permit holders, hours of operation, and letters of support/participation.

Permit holders including permit number and permit type:

Address	Qualified Permit Holder	DBA	Permit #	Permit Type	Letter of Participation
401-03 W. Benson St	FOE Aerie 1095 Sycamore	F.O.E	27940111095	D-6	
419 W. Benson St.	MCNBM Enterprises LLC	Benson's Tavern	5376752	D1,2,3,3A,6	
9165 Reading Rd.	Pennemore Investments INC	Valley Tavern	6801719	D1,2,3,3A,6,5 H	
415 W. Benson St	Reading Community Arts Center		7230998	D5H	
9000 Reading Rd.	AL Post 0069 Halker Flege	DBA Dug Out	00903956900	D5,6	
8794 Reading Rd.	Sling Pies Inc.	DBA Strongs Brick Oven Pizzeria	81222244	D5,6	
200 W. Benson	TA DINO LLC.	DBA Foley's Irish Pub	87776880005	D5,6	
218 W. Benson St.	Winey Bride LLC	Winey Bride	9692291	Trex	
100 W. Benson St.	Couture LLC	Lace Bridal	4961466	Trex	
20 W. Benson St	20 W. Benson LLC	DBA Redwine and Co,	9119150	D5,6	

Hours of Operation:

Based on discussions with Emergency Operations personnel, the hours of operation for the DORA will be from 12 Noon to 10PM. The City of Reading has the authority to adjust the hours of operations. Any adjustments to the hours of operation of the DORA

LINDSEY REDWINE
REDWINE & CO.
20 W. BENSON STREET
513/975-0440

Robert "Bo" Bemmes, Mayor
City of Reading
1000 Market Street
Reading, OH 45215

Dear Mayor Bemmes,

We are very enthusiastic about the prospect of the City of Reading having a Designated Outdoor Refreshment Area (DORA). As you know our bar and restaurant is located in the heart of the Reading Bridal District, the largest bridal district in the US.

We pride ourselves on being a popular local gathering place for Reading residents and businesses, but at the same time would like to strategically market our establishment to prospective brides and their families, as well as to people in the Greater Cincinnati Region. A DORA would help us reach this goal by attracting more patrons by offering them a safe and fun way to enjoy their favorite beverages while strolling along historic West Benson Street.

We have a deep and longstanding commitment to the City of Reading given the fact that we live, work and operate our business here. The DORA will capitalize and enhance all that is good about the City of Reading by giving local businesses an opportunity to expand their marketing base and spread the word about all that the City has to offer.

Good luck on completing the DORA process, and please let me know how Redwine & Co. can help support this exciting initiative.

Sincerely,



Lindsey Redwine
Owner

**FOLEY'S IRISH PUB & RESTAURANT
200 W. BENSON STREET
READING, OHIO 45215
513/948-9163**

**Linda Fitzgerald, Economic Development Director
City of Reading
1000 Market Street
Reading, OH 45216**

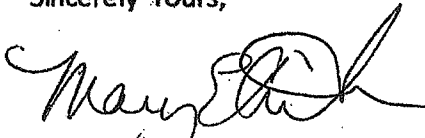
Dear Ms. Fitzgerald

I understand that the City of Reading is applying for a designated Outdoor Refreshment Area ("DORA") to be established on West Benson Street from Reading Road west to the Reading corporation line; and on Reading Road from Koehler Avenue to Halker Avenue.

My husband Lenny and I are the owners of Foley's Irish Pub & Restaurant at 200 W. Benson Street in the heart of Reading's historic downtown and the Reading Bridal District. We purchased the business in April 2022 and the building in July 2022. As such we are heavily invested in Reading, happy to be business partners with the City, and are committed to helping support the continued vitality of the City's retail district. We believe the DORA is a step in the right direction in that it will help draw patrons to the business district, enhance our business opportunities, ease outdoor dining restrictions, and provide customers and residents a safe and comfortable venue during outdoor events and festivals held in the business district.

Thank you for taking the initiative to spearhead the use of this creative economic development tool and for taking the time to explain how the DORA works. For the above reasons we are supportive of the proposed DORA and look forward to partnering with the City, Reading Chamber of Commerce and Reading Bridal District to capitalize on all the benefits offered by the DORA.

Sincerely Yours,



**Mary Cittadino
Owner, Foley's Irish Pub & Restaurant**

AMANDA KNIGHT
STRONGS BRICK OVEN PIZZERIA
8794 READING ROAD
READING, OHIO 45215
513761-6836

Linda Fitzgerald, Economic Development Director
City of Reading
1000 Market Street
Reading, OH 45216

Dear Linda,

I am the owner of Strongs Brick Oven Pizzeria at 8794 Reading Road in the City of Reading. Since opening our pizzeria in December 2019 we have been warmly received by the Reading community and pleased with their efforts to support local business. I was not surprised then to hear that the City is proposing a Designated Outdoor Refreshment Area (DORA) to allow customers to purchase and consume alcoholic beverages within the designated boundaries of the outdoor DORA. It is my understanding the DORA would extend on Reading Rd. from Koehler Ave. north to Halker Ave. and within the Reading Bridal District. Hours will be Monday through Sunday 12 PM-10PM.

The DORA is a wonderful way to capitalize on Reading's strong sense of community by allowing residents and patrons to mingle and stroll while enjoying their favorite alcoholic beverage. It will also generate untapped potential to trigger positive economic development and exposure for our pizzeria and the Reading community in general.

We are proud to be a business partner with the City of Reading, Reading Chamber of Commerce and the Reading Bridal District and we are excited to support the City's application to the Ohio Department of Commerce, Division of Liquor Control for the DORA. Please let us know if there is anything else we can do to help make the DORA a reality.

Sincerely,

A handwritten signature in black ink that reads "Amanda M. Knight". The signature is written in a cursive, flowing style.

Amanda Knight

Owner, Strongs Brick Oven Pizzeria

the
reading community
arts center

Robert "Bo" Bemmes, Mayor
City of Reading
1000 Market Street
Reading, OH 45216

Dear Mayor Bemmes,

I am writing to voice our strong support for the City's proposal to designate an Outdoor Refreshment Area ("DORA") that would encompass West Benson Street from Reading Road west to the Reading corporation line and Reading Road from Koehler Avenue to Halker Avenue.

The Reading Community Arts Center (RCAC) has recently celebrated its one year anniversary. We are proud to provide the City and its residents arts enrichment classes, an art gallery, and a beautiful venue for weddings and events. In addition to serving as the local cultural arts center, we are working hard to expand recognition and use of our venue and offerings to those in the Greater Cincinnati Region. Having a DORA will definitely help create an inviting and fun environment for people to enjoy the arts center. We see it as a way to attract additional patrons and build on the Reading Bridal District's unique brand.

The DORA will also add to the vitality of the Reading Bridal District by responsibly easing outdoor drinking restrictions during festivals and special events like the Fall in Love with the Reading Bridal District Show and the annual Holiday Walk.

We appreciate the City's efforts to support local businesses and stand ready to assist you in any way to help make the DORA a reality in Reading.

Sincerely,



Sandy Pierce-Harsch
Executive Director, Reading Community Arts Center



Allen and Kelly Hill
Lace Bridal Couture
100 W. Benson Street
Reading, Ohio 45215
513/821-6000

April 6, 2023

Robert "Bo" Bemmes, Mayor
City of Reading
1000 Market Street
Reading, Ohio 45215

Dear Mayor Bemmes:

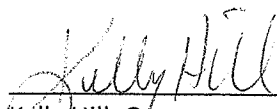
We are excited to participate in the proposed Designated Outdoor Refreshment Area (DORA) currently being proposed by the Reading Bridal District and the City of Reading. We are the proud owners of four businesses in the Reading District, and for two of these we are permitted liquor holders: Lace Bridal Couture at 100 W. Benson St. and Winey Bride at 218 W. Benson St.

We are fully invested in helping to facilitate the continued success of the Reading Bridal District (RBD), the largest bridal district in the U.S. Not only do we own properties and businesses in the District, but Allen is a former President of the RBD Board of Directors and Kelly currently serves on the Board which was instrumental in preparing the DORA application.

We wholehearted support the City's application for the DORA and believe it will attract even more people to the RBD to enjoy the many services and special events offered each year including the Fall in Love with the RBD Bridal Show and the Reading Holiday Walk.

If adopted by the Reading City Council, our two establishments will agree to participate as a DORA Designated permit holder in compliance with all applicable laws and provisions.

Sincerely,


Kelly Hill, Owner
Allen Hill, Owner

Benson's Tavern
419 W. Benson Street
Reading, Ohio 45215
513/918-5310

Robert "Bo" Bemmes, Mayor
City of Reading
1000 Market Street
Reading, Ohio 45215

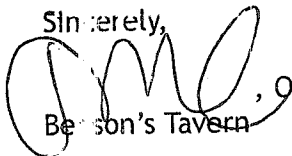
Dear Mayor Bemmes:

Benson's Tavern is pleased to hear of the City of Reading's intention to designate the Reading Brical District (W. Benson St. from Reading Rd. west to Wachendorf St.) and Reading Rd. from Koehler Ave. to Halker St. as a Designated Outdoor Refreshment Area (DORA).

As a permitted liquor holder within the City of Reading, I heartily endorse the City's application for the DORA and believe it will provide a safe environment for our patrons to enjoy outdoor refreshments and camaraderie. Our restaurant/bar recently reopened after a devastating fire. We anticipate that the DORA will attract new patrons to support our business and the other businesses in the DORA. We see this as a "game changer" as we work hard to re-establish our restaurant and bar.

If adopted by the Reading City Council. Our establishment will agree to participate as a DORA Designated permit holder in compliance with all applicable laws and provisions.

Sincerely,

 , Owner
Benson's Tavern

APPENDIX D
CITY OF READING DORA
PUBLIC HEALTH & SAFETY PLAN



07/14/2022

To whom it may concern,

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public safety within the Designated Outdoor Refreshment Area (DORA) are as follows:

PUBLIC SAFETY PLAN

City of Reading Police Department and Fire Department will be responsible for providing public safety within the DORA through law enforcement and fire/EMS services.

Law Enforcement Responsibilities

The Reading Police Department will be responsible for providing law enforcement services within the DORA. The Police Department Headquarters is located 1 block North, outside of the DORA boundary. A uniformed officer will be assigned to the DORA as part of their routine patrol route with responsibility for providing services within the DORA.

The on-duty supervisor shall ensure that appropriate attention is provided to the DORA during the hours of operation. If an above-average number of people are in the DORA, the on-duty supervisor may assign additional officers and/or assign an officer to specifically patrol the DORA.

For planned events in the DORA that may draw a larger than normal attendance, will require the organizer of the event to hire additional agency personnel assigned specifically to the DORA.

Fire/EMS Responsibilities

The Reading Fire Department will be responsible for providing Fire, Rescue, and EMS within the DORA. Reading main firehouse is located 1 block North of the DORA boundary.

For planned events in the DORA that may draw a larger than normal attendance, will require the organizer of the event to hire additional agency personnel assigned specifically to the DORA, at the fire chief's discretion.

With best regards,

Patrick Ross

Safety Service Director

Bryan E. Edens

Police Chief

Todd Owens

Fire Chief

ADDITIONAL PUBLIC HEALTH AND SAFETY MEASURES FOR READING DORA

The following additional measures will also be put in place to ensure the safety and public health in the Reading DORA:

Official DORA Cup

In accordance with ORC 4301.82(F)(1)(g), beer, wine and intoxicating liquor shall only be consumed within the DORA as follows:

Beer, wine and intoxicating liquor shall only be served and consumed in the DORA in the specifically designated plastic bottles or other plastic containers produced and provided by the City (the "Official Cup"). The Official Cup will be distinctly marked to indicate the seller. No other container will be permitted. Used cups must be disposed of before entering any establishment of a qualified permit holder.

The Safety Service Director requests authority from City Council to approve the design of an official plastic container to be used by all qualified permit holders within the DORA. The Safety Service Director anticipates that the content and style of the Official Cup shall, in sum or substance, reflect the sample cup presented in Appendix F of the DORA application. However, if changes are made, qualified permit holders will be given a 90 day notice of the change.

Official Cups will be produced and provided by the City. Each qualified permit holder must order and purchase cups through the City. The Safety Service Director may withhold the sale of cups to any establishment found to be in non-compliance with local, state, or federal law. Official Cup charges collected will only be used to fund the direct costs incurred by the City in the administration of the DORA, or to otherwise benefit the operations within the DORA.

Additional Rules and Requirements in Reading DORA

In accordance with ORC 4301.82(B)(5), and in conjunction with other rules, standards and requirements set forth in this Application, additional rules and requirements for the purpose of ensuring public safety and health within the DORA are as follows:

- A. A person may have in the person's possession an open container of beer, wine, or intoxicating liquor at an outdoor location with the DORA if the open container of beer, wine, or intoxicating liquor was purchased from a qualified permit holder to which both of the following apply:
 - 1. The permit holder's premises is located within the DORA; and
 - 2. The permit held by the permit holder has an outdoor refreshment area designation.
- B. No person shall do any of the following:
 - 1. Enter the premises of an establishment of a qualified permit holder within the DORA while possessing an open container of beer, wine, or intoxicating liquor acquired elsewhere; or
 - 2. Possess an open container of beer, wine, or intoxicating liquor while being in or on a motor vehicle within the DORA, unless the possession is otherwise authorized under division (D) or (E) of ORC 4301.62.

APPENDIX E
CITY OF READING DORA SANITATION PLAN

EXHIBIT E

CITY OF READING DORA SANITATION PLAN

The City of Reading DORA Sanitation Plan which will help maintain the appearance and public health of the DORA, and the number of personnel needed to execute the Sanitation Plan, is outlined below:

There are currently twenty-five (25) trash receptacles located in the proposed DORA. Below are the locations of the receptacles:

Reading Road (10 receptacles)

1. At the entrance to the Fall in Love Mural parking lot at the southwest intersection of Reading Rd. and W. Benson St.
2. At the northwest intersection of Maple Dr. and Reading Rd.
3. In front of Gertz Pony Keg (8783 Reading Rd.)
4. At the northwest intersection of Reading Rd. and Vine St. in front of Express Service Signs & T-Shirts *(9121 Reading Rd.)
5. At the southwest intersection of Reading Rd. and Vine St. in front of Talk of the Town (9111 Reading Rd.)
6. At the southeast intersection of Reading Rd. and W. Benson St. in front of vacant Rally's (8852 Reading Rd.)
7. In front of 8916 Reading Rd.
8. At the southwest intersection of Reading Rd. and Walnut St. in front of Valley Tavern (9165 Reading Rd.)
9. In front of 9104 Reading Rd. (TANU Tanning)
10. In front of Atlas Vac (9150 Reading Rd.)

West Benson Street (15 receptacles)

1. South side of W. Benson St. entrance to Fall in Love Mural parking lot
2. In front of Americana Hall, 10-12 W. Benson St.
3. Northwest intersection of Market St. and W. Benson St. in front of Lace Bridal, 100 W. Benson St.
4. Southwest side of intersection of Market St. and W. Benson St. in front of Valley Central Bank, 115 W. Benson St.
5. South side of W. Benson St. in front of 119 W. Benson St. (vacant bldg.)
6. In front of 218 W. Benson St. (Winey Bride)
7. Southeast intersection of Jefferson Ave. and W. Benson St. in front of 5/3rd Bank (223 W. Benson St.)
8. Southwest intersection of Jefferson Ave. and W. Benson St. in front of Wendy's Bridal (301 W. Benson St.)
9. Northwest intersection of Jefferson Ave. and W. Benson St. in front of Bridal & Formal (300 W. Benson St.)
10. South side of W. Benson St. near Bess Paper Goods (321 W. Benson St.)
11. North side of W. Benson St. in front of Bridal & Formal (300 W. Benson St.)

12. South side of W. Benson St. in front of Geno's Tux (339 W. Benson St.)
13. North side of W. Benson St. in front of LaRosas (410 W. Benson St.)
14. Southwest intersection of W. Benson St. and Wachendorf St. in front of Benson's Tavern (419 W. Benson St.)
15. North side of W. Benson St. in front of Max Vape (420 W. Benson St.)

The trash receptacles will be serviced by the City on a regular basis/schedule. Additional collections will be done on an as needed basis and will be serviced by the City's refuse collection contractor. The Director of Public Works will monitor the receptacles and coordinate for additional collections, if needed.

Trash receptacles may be moved and additional trash receptacles may be added within the DORA at the discretion of the Director of Public Works. Upon approval of the Director of Public Works, additional receptacles may be added by the City or any qualified permit holder, and the servicing of such receptacles shall remain the responsibility of the installing entity.

Each qualified permit holder located within the DORA shall be responsible for the collection of litter near or around the premises occupied by the permit holder.

The Director of Public Works, with input from the Safety-Service Director, shall evaluate the need and frequency of street sweeping and servicing trash receptacles, and, if needed or advisable, implement changes or modifications to the Sanitation Plan from the commencement of the DORA until the dissolution of the DORA.

The Director of Public Works and the Safety Service Director have determined that the Sanitation Plan described herein is sufficient to help maintain the appearance and public health within the DORA. This Sanitation Plan can be executed with the existing personnel of the City of Reading.

SOURCE: Safety Service Director, Patrick Ross, City of Reading
 Director of Public Works, Darryl Courtney, City of Reading

APPENDIX F
CITY OF READING DORA SAMPLE CUP

Exhibit F:
Sample DORA Cup

CITY OF READING
DORA
DESIGNATED • OUTDOOR • REFRESHMENT • AREA

