

# Paddock Press

A publication for the neighborhood of Paddock Hills, Cincinnati, Ohio. Funded by the Neighborhood Support Program.  
Newsletter address: PO Box 16028, Cincinnati, Ohio 45216-0028

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## Sugar n' Spice to Expand and Reopen this Summer

Sugar n' Spice may be closed,  
but the wispy thin pancakes and rubber duckies will return later this year.

The iconic restaurant, dear to the hearts (and stomachs ) of Paddock Hills residents for over 80 years will undergo a major remodeling and expansion, according to owner Adam Mayerson, whose family has been a legendary commercial real estate developer in Cincinnati since the 1940s.

The restaurant closed in November as Mayerson announced plans for a 1,200 square feet expansion to the current 2,800 square feet space.

The expansion will nearly double the seating adding 30 seats to the current 39. It includes two new restrooms compliant with the Americans with Disabilities Act (ADA).

New seating will accommodate larger groups, allowing the restaurant to host and cater events such as birthday parties.

“The kitchen has hit its life expectancy,” Mayerson said. The entire kitchen will be replaced with new equipment.

An inside takeout window for customers who order on line or by phone will be added.

“When we took over (in 2019), I knew immediately we had to tackle this at some point because of the age and what’s best for the future of the business. We have hit that time and we are going ahead to do it.”



Adam Mayerson is the grandson of Manuel and Rhoda Myerson, one of Cincinnati's leading philanthropic families, founding the Mayerson Foundation, which has contributed to countless civic, arts and health projects. Adam says Sugar n' Spice is as beloved to the Mayerson family as it is to long-time Paddock Hills residents.

"Four generations of our family have eaten there. My dad was from North Avondale. My mom grew up in Roselawn. It was one of those places we just always went to. It's personal to us, too. That place is never going to go away. It is our intent to keep it around as long as we possibly can."

In fact, Adam says his grandmother told him she went on a date with his grandfather to Sugar n' Spice in the mid-'40s. "That was when it was a drive-in," Mayerson said. "The building that exists today was built in 1956."

Mort Keller established the restaurant in 1941. Mayerson became the sixth owner, purchasing it from former Paddock Hills resident, Steve Frankel, who established the eatery's quirky rubber duck theme, which Mayerson has continued. In 2020 he opened a spin-off Sugar 'n' Spice at the site of the former Diner restaurant at 12th and Sycamore in Over-the-Rhine. In January, Mayerson opened a third location in Blue Ash.

Mayerson hopes the Reading remodeling could be completed by early summer, but cautioned "with construction projects you are never sure what you are going to get into."

The plan is to have a soft reopening by extending a special invite to Paddock Hills residents before opening to the general public.



# President's Letter

Hello Neighbors,

I hope you are all enjoying the nice January Fall weather we've been having, thrown in, of course, with a couple snowy, cold snaps, just to keep us on our toes. Before we know it, Spring will come and, with luck, the Sun. Can't wait!

It was a year ago that I took on this role. My goal, in taking over from my illustrious predecessor, was to keep things running smoothly. My role was merely organizer and facilitator, but I think I can safely declare success on that front. We had a wonderful year full of neighborhood events: the Block Party, National Night Out, the Fall Cookout and New Neighbor Welcome, the Kid's Halloween Party, and, my current favorite, the Holiday Stroll. Our flower beds were maintained, our neighborhood had its spring and fall cleanups, our mural project is now complete.

It's now time to plan the next year and a big part of that is for our neighborhood to choose what we want to put into our NSP (Neighborhood Support Program) proposal to the City. We are thrilled to share with you that the NSP funding has increased notably this year. The Board is currently putting our proposal together, and we hope to have it ready for your approval in our February meeting. If you have ideas for 2023, please share them!

So, what do you say, shall we do it all again this year? And perhaps a bit more?  
Steve Munday

## Coming Elections

If one of your New Year's resolutions was to become more involved in civic affairs — here's your chance. Consider becoming a Paddock Hills Trustee. The time commitment is minimal, one meeting a month. And the neighborhood can always use a diversity of backgrounds and expertise to plan and organize neighborhood functions and projects from block parties to environmental and zoning issues.

It's expected at least three trustee positions will be up for election out of 11 members on the Paddock Hills Assembly. A nominating committee will be formed at the February community meeting, with elections scheduled for the April meeting.

If interested, please attend the February meeting or contact Steve Munday at [paddockhillsassembly@gmail.com](mailto:paddockhillsassembly@gmail.com)

# Victory Vista Zoning to be Appealed

The Paddock Hills Assembly has voted to pursue an appeal of a decision by the Cincinnati Zoning board last month approving the proposed Victory Vista apartment complex on Asmann.

As we reported in the December Paddock Press, the development from Kingsley and Company, a minority-owned real estate development firm, would include a 50-unit, modestly-priced apartment complex on Asmann across from Ledgewood, near the the Victory Parkway intersection.

The PH Assembly and the North Avondale Neighborhood Association (NANA) expressed several concerns before the zoning board, most notably the developers request for a variance on parking requirements for 16 cars less than required by code. There are also concerns about the stability of the hillside and how it impacts a Hillside Overlay District. Some have argued it is a building being wedged into a small, unsafe hillside space.

Despite the objections, the zoning board granted approval to the project including the approval of an unprecedented five zoning variances requested by the developer.

The PH Assembly appropriated \$500 to file an appeal with the Zoning Board of Appeals. The filing fee will be matched by NANA. It is expected the appeal will be heard by the end of March.

Any resident interested in reading the appeal and the supporting documents can obtain a zip file by contacting the Paddock Hills Assembly ( [paddockhillsassembly@gmail.com](mailto:paddockhillsassembly@gmail.com) ).

The proposed development is on the edge of the defined Paddock Hills neighborhood and does not affect it residentially as much as it does North Avondale residents especially over parking issues. Still, Assembly trustees felt it was important to take a stand on this issue so potential developers and the Zoning Board are on notice that the neighborhood takes seriously zoning issues.

“I feel the neighborhoods get less of a say in what’s happening in their communities. We need to make a stand,” said Lina Orr, PH Assembly treasurer. “We need to say that the Zoning Board can’t run roughshod over neighborhood concerns.”

The PH Assembly has a history of getting involved with zoning issues. Twenty years ago it successfully blocked a proposal to put an auto emissions testing station on Tennessee Avenue, arguing the fumes from the station would impact the health and welfare of the neighborhood.

## Parking and Traffic - Some Reminders

It has been brought to our attention that some residents may be getting a bit lax on obeying neighborhood parking restrictions and practicing general good manners.

Several of our residents observe that cars speed through the neighborhood, do not stop at the stop signs, and park in "No Parking" areas regularly.

We are asking our neighbors to help with that problem by obeying the speed limit and recognizing that we have a large number of young children, elderly neighbors & pets that are in danger when drivers speed through our streets.

"No Parking" sections of our streets are designated that way for a reason. Some are by intersections because they help with the sight lines for cars coming & going in the intersections. Other areas are marked that way to keep an area clear so that buses and other large vehicles can make the swing onto other streets. Please ask visitors and guests to adhere to the "No Parking" sections of our streets. If there is continued issues with this problem, District 4 has agreed to issue parking tickets to the vehicles that ignore the "No Parking" signs.

Please respect your neighbors yards and do not drive through them creating ruts that need to be fixed by the home owner. This also happens far too often.

## Cameras

The signs that say "This community is under 24-hour surveillance" are not hollow warnings. The Paddock Hills Assembly maintains security cameras that are focused on the neighborhood's main intersections or choke points.

The cameras have been helpful in hit & run accidents, and identifying vehicles or pedestrians involved in vehicle break-ins. If you have been a victim of a car break in or have witnessed a suspicious individual please notify Robert Fecher ( [fecherrm@gmail.com](mailto:fecherrm@gmail.com) ) who maintains the cameras and can assist police in any investigation. It is critical to note the date and time .

In the past the cameras have captured drive by drug deals, although it appears such incidents have been decreasing. And at the recent community meeting, Cincinnati police reported the neighborhood has been "quiet," with little or no crime issues.



# Paddock Hills Parent Teaches by Doing

It was Sunday, January 22, the day of the first big snow in Paddock Hills. Bea and I decided that we would take our time having a good breakfast together and then get out the snow shovels to begin clearing our driveway at 4515 Perth. A while later we could hear the sound of snow shoveling coming from our driveway and, clearly, it was not coming from us! Looking out our window we were surprised to see our neighbor from across the street, Shey Derikson, methodically shoveling our drive as his family dog Suzy Cream Cheese romped in the snow beside him. We both called out a big thanks through our window, but also assured him that there was no urgent need for him to take the time.

He simply called back with, “No big deal.”

(I’m guessing he thought, “When neighbors are in their 70’s and I’m, well, whipper-snapper age, they shouldn’t be shoveling snow.”)

They continued to not only completely shovel our front drive, but he also cleared all the way around the back of our house where there is a steep drop around the corner leading downhill to a double garage.

But wait – there’s more! We share a driveway with our next door neighbor. They did all of his drive as well! Oh, and did I mention that before he had done any of this, he had already shoveled his own walkway and driveway for his wonderful wife and two beautiful little daughters.

Mom and both daughters should be very proud of daddy for demonstrating what it really means to be a great neighbor. Bea and I hope you all enjoyed the family-friendly “thank you:” Maverick Chocolate bon bons.

Marc Katz



# Helpers for Spring Projects

The next edition of the Paddock Press will go to press the first week of April. As we head outdoors many will be taking on small landscape improvements or “spring cleaning” tasks.

Any teens or young adults who will be looking for work please contact us at the Paddock Press and we will pass your info along to the community ([newsbird1@icloud.com](mailto:newsbird1@icloud.com) )

## Calendar / Upcoming Events

<b>Monday February 27</b>	<b>7:00 - 8:00 PM</b>	<b>Community Meeting</b>	<b>Avon Woods Nature Center</b>
<b>Monday March 27</b>	<b>7:00 - 8:00 PM</b>	<b>Community Meeting</b>	<b>Avon Woods Nature Center</b>
<b>Saturday April 8</b>	<b>9:00 AM - 12:00 PM</b>	<b>Neighborhood Cleanup</b>	<b>Avon Woods Nature Center</b>
<b>Monday April 24</b>	<b>7:00 - 8:00 PM</b>	<b>Community Meeting</b>	<b>Avon Woods Nature Center</b>

### Frequently Called Numbers

Unattended, abandoned cars, litter, overgrown weeds, snow removal, pot holes, dead animals, sidewalk repair and graffiti, etc.

To report concerns or request services from the city:  
Cincinnati Public Works 591-6000  
[www.5916000.com](http://www.5916000.com)

### Cincinnati Police

District 4  
513 569-8600

Officer Anthony Hill Neighborhood Officer  
[anthony.m.hill@cincinnati-oh.gov](mailto:anthony.m.hill@cincinnati-oh.gov)  
513 569-8678

**Avon Woods Nature Center**  
513 861-3435

### Paddock Hills Media

Paddock Hills Neighborhood website <http://www.paddockhills.org>

Nextdoor Paddock Hills <http://paddockhills.nextdoor.com>

Facebook <https://www.facebook.com/Paddock-Hills-266186546751105/>

### Paddock Hills Assembly Officers

President - Steve Munday  
Vice President - Robert Fecher  
Treasurer - Lina Orr  
Secretary - Pierretti Wallace

### Paddock Hills Assembly Trustees

Robert Fecher      Paul Jones  
Emma Kitzmiller      Steve Munday  
Lina Orr      Chris Ruthemeyer  
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Greg Watkins

### NSP Grant Manager

Lina Orr

### Committee Chairs

Beautification - Julie Stallworth  
Housing/Economic Development - Ellie Johnson  
Safety, Security and Traffic - Luekiucius Brown  
Security Cameras - Robert Fecher  
Social - Liz Swain  
Special Projects - Lynne Stone  
Welcome - Emma Kitzmiller  
Youth Programs - Robert Fecher

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