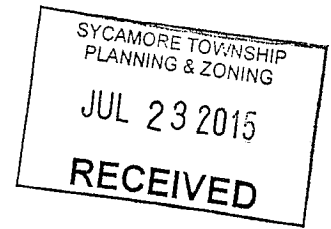


July 23, 2015

Board of Zoning Appeals
Sycamore Township
8540 Kenwood Road
Sycamore Township, Ohio 45236-2010



Re: Variance for Zoning Permit Application SYZ-15-048

Dear Sycamore Township:

312 Bar has submitted plans to expand the space at 8450 Blue Ash Road, Sycamore Township, Hamilton County, Ohio 45236. The current bar space totals 1,118 square feet and the proposed expansion area (former barber shop space) totals 547 square feet. Our application for a zoning permit was denied due to insufficient parking on-site.

We are currently seeking a variance to permit the expansion of the bar with the existing parking in place as there is no way to create more parking on-site. Public and street parking are available in the immediate area and are frequently used by bar patrons on a daily basis even when there is parking available on-site.

The Bar has seen a significant increase in business over the 3.5 years in business and would like to expand to further increase business as well as provide a larger floor plan and safer atmosphere for bar patrons.

We appreciate your consideration in this matter.

Sincerely,

Tom Willingham
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