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November 19, 2015

Sycamore Township Zoning Commission  
Department of Planning and Zoning  
8540 Kenwood Road  
Cincinnati, Ohio 45236

**Re: Zoning Commission Application  
7711 Montgomery Road  
Letter of Intent**

Dear Commission Members:

The applicant, Tonya Hamm, dba Magnolia Beauty Salon hereby submits her Letter of Intent and other documents in support of her zoning commission application. The project intent is to conduct an interior renovation of the building at 7711 Montgomery Road, last used in approximately 2013 as the former "Old Saloon". The proposed use is for a beauty salon, which is a permitted retail/personal services use. The building is at the corner of Montgomery Road and Chetbert Drive. Current zoning is "E", and the building is located in the Kenwood/Montgomery Road corridor overlay district.

The scope of the project involves the remodeling of the main floor area of the building to house the new salon. The main floor of this one story building is approximately 1,652 square feet. There is a basement in the building of comparable square footage which will not be used as part of the initial operations of the proposed beauty salon. The expected use for the basement will be storage.

The tenant does not contemplate any external changes to the building other than the placement of a surface sign on front of the building as shown by attached documents. The existing landscaping is to remain and a graveled courtyard area which was previously used for outside seating for the restaurant will be recovered with either gravel or grass. Parking spaces will be restriped and an ADA space added as indicated on the site plan. In total there will be 13 parking spaces, including one ADA/van accessible space.

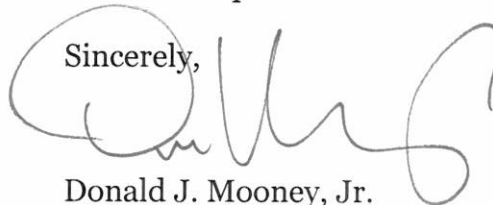
Exterior lighting is limited to low wattage fixtures on the building that illuminate the building entrances only. There are no pole lights in the parking area.

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This project will replace a building vacant since about 2013 with a viable personal services business that will initially employ approximately four stylists at any one time. As a result, it will generate a lower volume of vehicular traffic and will be open fewer hours per week than the previous restaurant/bar tenant. The expected use of the building as a salon does not require the addition of more parking spaces.

Variances. The Applicant acknowledges that the physical limitation of the lot do not allow the number of parking locations required and/or the limitation of parking to no closer than 30 feet of the right of way, as set forth at Chapter 12, § 4.2 and Table 12-9 of the Zoning Resolution. To the extent a variance is required, the applicant hereby requests such a variance, and will submit a variance application.

Feel free to contact me if you have additional questions.

Sincerely,  
  
Donald J. Mooney, Jr.

DJM/dp