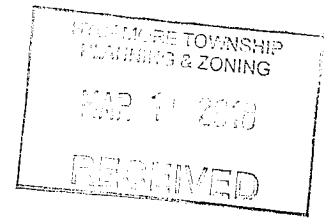


February 27, 2017

Sycamore Township
Board of Zoning Appeals
8540 Kenwood Rd.
Cincinnati, OH 45236



Attn.: Harry Holbert

Re: 7885 E. Kemper Rd. Major Adjustment to a PUD
Parcel I.D.: 06000013012
Zoning: FF - Light Industrial

Sycamore Township Zoning Commission and Sycamore Township Board of Trustees :

March First Manufacturing, LLC dba March First Brewing is pursuing the approval of a major adjustment to a PUD. The site is located south of Kemper between Goldcoast Dr. and Northlake Dr. on 1.23 acres. March First has occupied the location since 3/1/2016 and has been producing beer, cider and spirits since 3/1/2017. Currently March First operates its taproom and kitchen Tuesday-Sunday.

The proposed change includes: adding additional parking, creating a patio, dumpster enclosure, and changing use of storage and office space into manufacturing and taproom space inside the existing building.

Over the past year March First has experienced great success. To be able to keep up with demand and grow the business these changes are necessary. The expanded parking lot will help with needed parking and reduce overflow parking at surrounding businesses. A patio in the front of the building will help to increase awareness of the taproom location and create a unique dining and drinking atmosphere. Increasing the manufacturing space will allow us to increase capacity and produce more beverages for the community to enjoy.

There are many businesses in the immediate surrounding area. Zicka Homes is located at 7861 E Kemper Rd, and is a custom home builder. Marston Technical Services is located at 11576 Goldcoast Drive, and is a supplier and repairer of laboratory equipment. Aero Prep is located at 11584 Goldcoast Drive, and is involved with mechanical test sample preparation.

We appreciate your time and consideration!

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Kluener".

Kevin Kluener
Director of Operations