

February 22, 2016

SYCAMORE TOWNSHIP
PLANNING & ZONING

FEB 22 2016

RECEIVED

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, Curtis Bonekemper, dba Bones Burgers hereby submits his Letter of Intent and other documents in support of his 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 an up-scale hamburger restaurant selling natural grass-fed beef burgers and other natural/locally sourced menu items in addition to local beers.

The scope of the project involves converting the first floor (1652 sq. ft.) interior shell into a small gourmet hamburger restaurant. It is Curtis intention to not become a "sports bar" but an upscale neighborhood family restaurant. The basement of the building of comparable size will be used for storage and administration.

The tenant does not contemplate any external changes to the building other than the placement of a 24 ft. surface sign on the front of the building as shown by the attached documents.

In addition, landscaping and plants will be added to the front of the building to enhance the appearance and curb appeal of the restaurant. Screening will be used with any addition to the roof area and a decorative enclosed structure will be added for trash and recycling in the rear parking area. The parking area surface will be repaired/resurfaced and stripped and appropriate concrete dividers added.

Exterior lighting will be limited to low wattage and or flood lighting fixtures on the building. There are no pole lights in the parking area.

The restaurant will be a continuation of the Bones Burgers Gourmet Food Truck brand that has established a strong customer base in the Kenwood/Montgomery/Blue Ash area and operated for five years in NE Cincinnati. The restaurant will employ approximately 6-10 employees with preliminary sales projections of approximately \$600,000 in the initial year. The restaurant will be open six days per week and will operate for lunch and dinner only.

Bones Burgers will continue with the use of locally sourced food items (where possible). Staying in the forefront of a strong consumer trend toward natural and local as a healthier approach to food and general good health.

Please feel free to contact me if you have additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Curtis B.", with a stylized flourish at the end.

Curtis Bonekemper
Owner, Suki Bones, LLC dba Bones Burgers