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To Whom it May Concern,

This letter is to address our desire to have the use of two outdoor smokers at our business Smokehouse 91, which is an offshoot of our butcher shop, The Village Butcher, immediately next door. We are wanting to create a very authentic feel and flavor profile with our product and an outdoor real wood smoker is the only way to produce the product that we want to produce at the spec that we wish to produce it.

Indoor electric and gas assist units exist, but it is in our experience that the end result is simply not the same as a traditional offset smoker. We are more than happy to comply with any safety protocols that exist for the use of such items, and per our discussions with the fire department and health department ahead of this meeting we believe that we have the units in a sufficiently protected space from outside interference, and have them the necessary distance from both the building and property line. Additionally we intend to have the additional fire extinguisher that fire department may require, but have yet to purchase one yet because we want to insure we get the correct class extinguisher.

Turning to the standards for conditional use laid out in the guidelines we were provided with. We believe that the only potentially objectionable line item would be the "No nuisance" section. Our smokers will indeed produce smoke, I am not going to argue that they aren't, however I would argue that there production whether inside under a hood or outside would not be any different (with respect to smoke released into the surrounding air). Additionally our immediate surroundings are not residential, and our proximity to the nearest business opening is far enough that the smoke produced will have dispersed sufficiently so that it is not a nuisance. Also, my final point on countering the nuisance argument is that our smokers only produce "large" amounts of smoke when they are initially lit. Once we have achieved the desired temperature the fires burn very clean and produce very little smoke. This is important to mention because our smokers are intended to be lit only very early in the morning, 5 to 6 am when the surrounding businesses are not open, so even if there was any potential for a nuisance it would be only to businesses that were not receiving customers yet.

We have two businesses in the village and we very much enjoy being a part of this community. The people who live here treat us like family and we do our best to do everything for them that we can. We owned and operating Smokin Q's BBQ for 5 years and were very sad to change that concept, but needed to do so because of the nature of running a BBQ restaurant in this day and age. We constantly have customers both at Cuoco Bello and The Village Butcher who talk about how they miss our BBQ here in the village. We simply want to bring this product back to them in the best way we can, and in a way that makes sense as a business model.

I hope that this letter of intent clears up what we want to do, as well as why we want to do it. We know this is something that many members of the community are excited about, and we are dedicated to becoming a mainstay here in Mayfield Village.


Sincerely,

Zach Ladner

STANDARDS FOR CONDITIONAL USE PERMITS – Guidelines

- (1) Land Use Policy. The proposed use and development will be in keeping with the land use and planning policies established by the Municipality, including any Master Plan then in effect.
- (2) Ordinance Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Zoning Code was enacted and for which the regulations of the district in question were established.
- (3) No Nuisance. The proposed use and development will not create any public nuisance by reason of noise, smoke, odors, vibrations, objectionable lights or congestion of traffic.
- (4) No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse impact upon adjacent property, the character of the neighborhood or area, property values in the immediate vicinity, or the public peace, health, safety, and general welfare.
- (5) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to excessively interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- (6) Adequate Public Facilities. The proposed use and development will have no undue financial burden on the Municipality and be served adequately by the existing level of essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools. If the existing level of public facilities and/or services is or may be inadequate, the applicant must commit to adequately providing such services for itself.
- (7) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (8) No Destruction of Significant Features. The proposed use and development will not result in unnecessary destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
- (9) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision(s) of this Section of the Zoning Code authorizing such use and any other applicable provisions of the Zoning Code imposed on the proposed use if the use is permitted in another Use District.
- (10) Community Benefit. The proposed use will provide benefit to the community because the proposed use is not currently or commonly available in the Municipality.
- (11) Economic Impact. The proposed use has the potential to create a positive economic impact by creating or expanding employment opportunities and increasing tax revenue within the Municipality.

Signature



Date

11/19/2024

Outdoor Smoking

Path of egress 15ft between Smoking and Building

Parcel 8317005



Parcel 83137006