



**KINDRED ALES  
505 MORRISON RD  
GAHANNA, OH 43230**

---

April 22, 2016

Ms. Bonnie Gard & Members of the City of Gahanna Planning Commission  
200 South Hamilton Road  
Gahanna, OH 43230

RE: **Status of 505 Morrison's Certificate of Occupancy**

Dear Ms. Bonnie Gard & Members of the City of Gahanna Planning Commission:

I am writing you on behalf of, and as an officer of, Kindred Ales, LLC ("Kindred") with respect to the City of Gahanna Planning Commission's response ("Response"), on April 15, 2016 (see Exhibit 1), to the Application for Certificate of Appropriateness for Design Review filed by Compton Construction ("Compton"), on March 28, 2016, for 505 Morrison Road, Gahanna, OH 43230 ("Tasting Room") (see Exhibit 2).

As with most construction projects, the management team at Kindred made many decisions throughout the construction process either to improve upon or better align the interior and exterior aesthetics of the Tasting Room. As these decisions were being made, specifically any decisions altering the exterior of the Tasting Room, we assumed that Compton, Kindred's general contractor, was filing the requisite documents and receiving the necessary approvals with the City of Gahanna Planning Commission. We had no reason to believe otherwise. We were extremely surprised and disappointed to discover in late March that, in fact, Compton did not submit the requisite documents nor receive the appropriate approvals from the Planning Commission for any of the exterior alterations to the Tasting Room.

It is very clear that Compton should have remitted, on a timely basis, revised design drawings for the Planning Commission to consider and (hopefully) approve. I understand this did not happen in a timely manner or in the appropriate sequence and the revisions made violated Section 1197.05 of the Codified Ordinances of Gahanna. I have no excuse for why Compton did not file revised design drawings with the Planning Commission. On behalf of Kindred, I sincerely apologize.

Based on the Response, the Planning Commission requested Kindred return the following items to their "original state" (1) sign(s) above the main entrance doors, (2) beer patio railing, (3) tasting room sign (painted on the exterior of the building) and (4) left side window (returned to the full height window).

Please find below some context and insight into our decisions to change the four items highlighted in the Response to either improve upon the exterior aesthetics or better align the exterior and interior aesthetics of the Tasting Room.

1. *Kindred Artisan Ales Signage Above the Front Doors* - We decided that the current Kindred Artisan Ales signage above the Tasting Room's front doors better aligns with the industrial theme of the chairs and light fixtures in the interior of our Tasting Room.
2. *Beer Patio Railing* – We decided to simplify the look of the beer patio railing by selecting an industrial style railing.
3. *Tasting Room Signage (Painted on the Exterior of the Building)* – We decided that painting Tasting Room on the building is simply tacky. In addition, it is inconsistent with the upscale and industrial theme of the exterior and interior of the Tasting Room.
4. *Left Side Window (Returned to Full Height Window)* – We decided to install a transom window on the left side of the Tasting Room for two primary reasons. The first reason was for our brewers. Given the layout of the Barrel House, we needed a dark space (i.e., devoid of direct sunlight) to keep the yeast and bacteria necessary to produce sour ales. The space under the transom is the ideal space. The second reason was safety. We operate a forklift in the Barrel House. We focus on safety and wanted to eliminate the potential for the forklift to be driven directly through a full height window.

I appreciate the aforementioned items were not completed per the original Application for Certificate of Appropriateness for Design Review, filed by Compton Construction on September 10, 2015 and approved by the Planning Commission on October 2, 2015 (see Exhibit 3) but I would like to discuss and understand how the current design of the Tasting Room is not in compliance with the appropriate Design Review District Standards in Section 1197.09 of the Codified Ordinances of Gahanna.

I want the Planning Commission to know that Kindred is invested in the City of Gahanna and has every intention to be a good corporate citizen. In addition to the Tasting Room, Kindred's main production brewery is located in Gahanna at 750 Cross Pointe Rd., Units I & J.

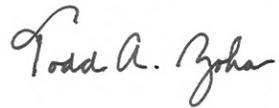
Kindred was issued a temporary certificate of partial occupancy ("TCO") by the Department of Planning & Development for the Tasting Room on March 28, 2016 (see Exhibit 4). The TCO is valid for 60 days and will expire on May 28, 2016. I trust we can have our TCO extended while we work towards a mutually acceptable resolution to the Planning Commission's concerns regarding the exterior aesthetics of the Tasting Room.

April 22, 2016

Page 3

I look forward to our discussion during the Planning Commission's upcoming workshop meeting at 6:15pm on Wednesday, April 27, 2016. In the meantime, please do not hesitate to contact me at 614.302.8154 or at [todd@kindredales.com](mailto:todd@kindredales.com). I am available at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Todd A. Zoha". The signature is written in a cursive style with a large initial 'T' and a long, sweeping underline.

Todd A. Zoha  
Treasurer