

Case 15ZONE1026 1201 Payne St

Dear Mr. Brown,

Please accept comments from the Irish Hill Neighborhood Association (IHNA) regarding the 1201 Payne St. zoning change request from R-6 to C-1 to allow a restaurant.

We are happy to see continued use of this property. For many years, it has been successfully used as a restaurant using Non-Conforming Rights. We have met several times with the current owners and they do not agree that they can operate as have the previous restaurant operators.

Due to its location in the center of a residential area, if the current owner is not able to abide by the NCR, we respectfully submit a request for binding elements on the use of the property. These binding elements parallel how the property was used by previous owners- Baxter Station, John & Jean's Café and Stottman's.

1. Limiting C-1 uses to Antique Shop, Art Gallery, Bakery, Barber, Beauty Shop, Catering, Clothing, Computer Sales, Confectionery, Dwelling unit, florist, Hardware, Home occupation, Interior Decorating, Music store, Photocopying, Photography shop/studio, Framing, Restaurant, Shoe repair, Shoes store, Tailor, Toy & hobby, Vet. The IHNA did not find that Bed & Breakfast, Boarding, Lodging, Club, Office or Tanning were suitable uses.
2. This and future restaurants shall have service hours not to exceed the following times: Sunday through Thursday 11am to 10pm and Friday and Saturday 11am to 12pm even though the ABC license allows 2am closing.
3. The permitted seating capacity of this and future restaurants shall not exceed 103 persons.
4. Arrangements shall be made for employee parking outside of the residential area allotted in the parking waiver in a documented contract with neighboring business in agreement.
5. No outdoor advertising signs, pennants, balloons or banners except one identifying the business name.
6. No outdoor music (live, piped radio or amplified), outdoor entertainment or outdoor PA system.

7. No idling of trucks.
8. Dumpster pickup shall be after 8am and before 10pm. Dumpster shall be located out of public right away and concealed from sight of adjacent residential properties.
9. All outside lighting shall be directed towards business and away from adjacent residential properties. No neon lighting permitted.
10. Adequate landscaping for the Cooper St. easement.

IHNA believes that these elements will be enhancements to the project and be beneficial to the community and the future residents of Irish Hill. As always, thank you for your time.

Respectfully,
Lisa Santos, Co-Chair
Irish Hill Neighborhood Association