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AUG 14 2015

Conditional Use Application

For 156 N. Winooski Ave.
Classification of 'Cafe/Gallery' to 'Bar'

DEPARTMENT OF
PLANNING & ZONING

Description of Proposed Use: The property under the previous owner ran as a 'late night' cafe, three nights a week from 8pm - close. We plan to continue that use, with expanded hours, three meals a day, and the addition of alcohol sales. We have also submitted a 'Non-Applicability of Zoning Permit Requirements' to continue use as a cafe. This condition use application is for the contingency that our alcohol sales outperform our food sales. We hope to be a mix of everything, but are planning built-in flexibility to adjust to market demands.

Days & Hours of Operation: Exact hours are yet unknown or determined. We plan on opening from breakfast, at 7am, through close, then cutting hours, or even days, that receive little demand. Therefore, tentative plan is as follows:

Monday: 7am - Midnight.

Tuesday: 7am - Midnight.

Wednesday: 7am - Midnight.

Thursday: 7am - 2:30am.

Friday: 7am - 2:30am.

Saturday: 7am - 2:30am.

Sunday: 7am - Midnight.

Number of Employees: Exact number to be determined as needed. Basic operations will no doubt require 3-4 full-time employees. High demand will, of course, increase that number. Being such a small establishment, we do not foresee that number going above 5-6, at most.

Traffic Generation and Parking Analysis: This conditional use will have little to no effect on traffic production. The property has functioned without parking, utilizing the sufficiently available on-street parking of N. Winooski Ave. Much of the market is local and on-foot. Additionally, we are capped at 25-seats, per our one bathroom property -- the purpose of this 'Conditional Use Permit' will not increase the number of patrons we are able to service, and therefore not affect traffic or parking.

Floor Plans: See Attached.

- Describe uses in Building
- To Scale including Parking
- SAFT of Everything

684' cut gully
3 spaces / into original





