

TO: DEPT. OF PLANNING AND ZONING

RE: VARIANCE REQUEST

DATE: March 10, 2015

FROM: Miller North Properties, LLC/The Other Place

Tom and Deb Miller

RECEIVED

MAR 10 2015

DEPARTMENT OF
PLANNING & ZONING

We are the owners of the building and the business in this FD5 District.

We are requesting to expand our bar/tavern, (The Other Place), to the space at 2 North Winooski Avenue. We would make a large doorway/walk through in the connecting wall to join the two together.

The Other Place has been in business since 1980, and there has been a bar in this space since the 1960's. We have a good track record with DLC as we are strict about enforcing the DLC laws. This is a neighborhood bar that most patrons walk to.

We know that current zoning states no bars are allowed on this block, but the Form-Based Draft (if approved) would allow a Bar in this space. We hope that since we wish to expand a bar that has been in place for so long, and the zoning is possibly changing anyway you may grant this variance at this time.

This would benefit us by:

- having access to a handicap accessible bathroom**
- with the additional space we could serve more food, other than just tacos**
- accommodate more patrons to increase sales**
- eliminate the waiting line on the sidewalk**
- have a tenant that could stay longer than a year**
- employing more staff**
- being able to stay in business**

With the expansion of Radio Bean and Three Needs Bar coming into this area we are struggling to stay in business, and feel this expansion could help by enhancing food service and have the space to put in more TV's for more of a sports bar atmosphere.

Time is of the essence as our current tenant, a sandwich shop, has closed his doors and we need to have paying tenants to support the building.

We feel that if The Other Place and the corner space are empty, we would end up having to accept a chain tenant such as Dunkin Donuts or Subway.

The 116 year old brick building is located at 2-4 North Winooski Ave. on the corner of Pearl Street and North Winooski Ave, facing North Winooski Ave. 2 North Winooski is 792 square feet, and 4 North Winooski is 851 square feet.

PHOTO ATTACHED

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SUBJECT PROPERTY PHOTOGRAPHS

DEPARTMENT OF
PLANNING & ZONING



Date Taken: January 12, 2015
By: Marc A. O'Grady
Direction: Southeasterly
Identification: Westerly side of the building



Date Taken: January 12, 2015
By: Marc A. O'Grady
Direction: Northerly
Identification: Southerly side of the building