

**NARRATIVE DESCRIPTION**  
**Proposed Restaurant Reconstruction**  
**Stuyvesant Plaza**  
**Area Variance Request**

2-15-08

As part of the removal and reconstruction of the out parcel restaurant at the Mangia site the new restaurant structure will have a different footprint than the existing building. The existing building is located 22-feet from Fuller road and encroaches on a sewer easement that runs along the property line. To better position the new restaurant building it will be moved to the west, away from Fuller Road and out of the sewer easement. To not have a major effect on the existing parking lot and drive pattern in the plaza, the new building will still be within the front yard setback of Fuller Road. The building will be moved 34-feet off the property line which, will require an 11-foot variance from the 45-foot front yard setback.

The area variance is supported by the following:

1. The variances will not create an undesirable change in the neighborhood. The new building will be further from Fuller Road. A new building design and landscaping will improve the look of the building.
2. The benefit sought cannot be achieved by some other method, other than an area variance. To move the building the additional 11-feet will affect both the parking lot and the presentation of the front of the building to the main plaza. One of the important factors in reconstructing the building is to have a better-positioned entrance for the building so that it becomes more of a part of the plaza.
3. The 11-foot variance is not substantial and is in fact 12-feet further away from Fuller Road than the existing.
4. The variance will not have an adverse effect on the environmental conditions in the neighborhood. The building will be state of the art and will be significantly more "green" than the existing building.

5. The difficulty is self-created. however as the proposed setback to Fuller Road is greater than the existing building the self-created hardships is mitigated by the increased setbacks.

It is respectfully requested that the area variance be granted.