



Dixie Pig Special Use Permit Agreement Reached

The Dixie Pig Special Use Permit was satisfactorily resolved when the Applicant signed a letter of understanding with NECA concerning parking on June 9 (see below). The Applicant agrees to have five off-site and off-street parking spots throughout the life of the Special Use Permit. The applicant in fulfilling the letter sought and received a lease on five parking spots at the Executive Club, which is within walking distance of the restaurant. The City Council will decide on the fate of the Special Use Permit Tuesday June 12, but this is not open for public comment. NECA has submitted the letter below to the Council Members expressing the neighborhoods support for the application.

Letter to City Council

Dear Mayor Donley and Members of the City Council;

The NorthEast Citizens' Association (NECA) urges you to approve the Special Use Permit request for a restaurant use on the Dixie Pig property. The neighborhood does wish to maintain a restaurant, and the applicant has worked hard to satisfy our concerns over insufficient parking as witnessed by the letter of understanding with NECA and the contract with the Executive Club fulfilling the requirements of the letter. The contract with the Executive Club provides easily accessible parking to the workers and brings the total off street parking up to the zoning requirements for a restaurant use.

NECA wishes to convey its gratitude for all who worked hard to see this arrangement come to fruition and thanks the applicant for the diligence and efforts displayed in working with the neighbors.

Sincerely Yours

Mariella Posey Sylvia Sibrover
Co-Chairs Land-use Committee

Poul Hertel

Letter of Understanding between NorthEast Citizens' Association and Ruffino's Restaurant

The Dixie Pig property is zoned residential and the restaurant is a non-conforming use, which is why it requires a Special Use Permit (SUP). The NorthEast Citizens' Association is concerned about what is in effect, a request for a reduction in parking from what is required if the property were zoned for a restaurant. The neighborhood is residential and wishes to maintain a restaurant, but the issue of parking is a concern. There is practically no parking and the application effectively asks for a 37 percent reduction in required parking.

Ruffino's restaurant will arrange for off site parking for its workers that is also off street. This parking arrangement will cover at least five parking spots, which will bring the total number of parking spots available to 14. Consequently, the total numbers of parking spots available to the restaurant will be in conformity with zoning requirements for restaurant use.

Furthermore, the Ruffino's Restaurant will ensure that the workers do in fact use the offsite-designated parking. This condition must be maintained throughout the life of the SUP.

Robin Gamze
Ruffino's Restaurant

Poul Hertel
NECA