

March 21, 2013

To whom it may concern,

My name is Bryan Layton, owner of Great Harvest Bread Co. located at 907 Poly Dr. and I am writing this letter in regard to our application for a parking variance.

The building in which our business is currently located, and has been for the past 17 years (plus or minus a year) has had tenant changes recently which has sparked our desire to purchase the property and building and expand into the entire building. Poets Street Market was formally located next to us and was a very similar type of business being a bakery/ deli.

The neighborhood and city have been very supportive over the years and I feel fortunate to be in the position to hopefully purchase this property and continue to be a well known and liked neighborhood bakery and gathering place. However, I have been told that if I were to expand into the space formerly occupied by Poets that the parking spaces would not be sufficient. Two similar businesses occupying 2,900 sq. feet is acceptable but one business occupying the same sq. footage requires a variance for parking.

If the variance is approved we plan to invest a considerable amount of money into the purchase of the property and building along with improvements of both the interior and exterior of the building. The interior would consist of expanding our production area, storage area, seating area as well as enlarging our two bathrooms to make them handicapped accessible. It would also make our bathrooms accessible from inside our building which I'm sure would be the most exciting feature to those who have had to trudge outside in the cold and snow to get to the bathrooms! The exterior would get a nice new face lift with updated façade, lighting, windows and signage.

In the seven years that I have owned the business the parking has been sufficient for all business done at this location. We currently have seven parking spaces plus one handicapped space in the front of the store. Wisconsin St. to the East of the store has roadside parking which does not interfere with the fronts of any housing, garages or ally accesses. Poly dr. also provides on street parking if needed. The busiest hours of the day are from approximately 11:30 A.M. to 1:30 P.M. during the lunch period and much of what is provided is take- out orders which the parking is turned over in a short period of time. We are closed at 6 P.M. Monday through Friday, 5 P.M. on Saturdays and closed on Sundays so late afternoon and evening traffic is not created by our business.

I realize that each situation is unique but I would also like to be able to compete with similar businesses in the area such as "Harper and Madison" located on 10th St. North which is also located in a residential area, has a similar sized building, interior seating and no parking at all other than on street in front of houses.

Thank you for your consideration in this matter.

Bryan Layton

Great Harvest Bread Co.

