

## Tip Top Tavern Patio - Letter of Intent

It is our intent to create a beautiful and functional outdoor space at The Tip Top Tavern. In order to accomplish this goal, the existing parking lot at 601 North St. will be developed to include automobile parking, patio space, bike parking, dumpster placement, neighborhood screening fences and additional greenery/landscaping.

The project team consists of Benjamin Altschul (owner/operator of The Tip Top Tavern) and Jane Capito (property owner of 601 North St.).

The physical work will begin May 1<sup>st</sup> and the project will be completed by May 7<sup>th</sup>.

The parking area will measure 2232 sq ft. This will include, one handicapped parking stall, three regular parking stalls and dumpster placement. An 8ft cedar fence will screen the parking area from the neighborhood.

The patio space will measure 1156 sq ft. The patio will be used for outdoor seating during business hours not to exceed 10 pm. The patio will be surrounded by an 8 ft cedar fence.

Bike parking will measure 300 sq ft. This space will allow for eight 2ft X 6ft bike parking stalls.

Our hours of operation for The Tip Top Tavern will be Monday through Friday 11:30am – 2 a.m., Saturday and Sunday 8am-2am. The patio will be closed at 10 pm daily.

The estimated project cost is under \$10,000 dollars.