

April 25, 2019

To: The Zoning Board

Re: 3S Artspace Special Exception Variance

3S Artspace is requesting a special exception variance for "free to public" outside summer concert series from June 1 to October 1 on an on-going year to year basis, all shows go from 6pm - 9pm. The performances would be mostly acoustic type music that would be amplified through a portable PA system. 3S Artspace would sell wine and beer.

1. The proposed use does not alter the character of the neighborhood in any way. There is no hazard to the public or adjacent property on account of potential fire explosion or release of toxic materials. It is an acoustic based music series.
2. There is no impingement on public rights as volume will be controlled and shows will conclude at 9pm.
3. The goal of the program is to benefit the community as a whole, for one they are free shows, so we feel like the benefit is equal to both the community and 3S. The surrounding neighbors have not voiced opposition.
4. Given the short term and temporary nature of the events there is no detriment to property values in the vicinity,
5. The 500' buffer restriction would not allow for 3S to move forward with the series in the planned location. It has come to our attention that the homes on the Maplewood Ave. are within the 500' buffer. We did not received complaints due to last years concerts and given the nature and end time of each show we do not feel as though they would pose an issue to the homes that fall within that buffer zone. We feel as though the proposed use is a fair and reasonable given the physical makeup of the neighborhood and the intended use of the space.

Thank you for your consideration,

Martin Holbrook
Director of Operations

April 25, 2019

To: The Zoning Board

RE: 3S Artspace Land use Relief Request Special Exemption

3S Artspace is requesting land use relief for "free to public" outside summer concert series from June 1 to October 1, on an on-going year-to-year basis. The performances would be mostly acoustic type music that would be amplified through a portable PA system, 3S Artspace would sell wine and beer.

This request would not impact the special exceptions standards. Specifically:

- The outdoor summer concert series does not involve any hazard to the public or adjacent property. It involves no potential for fire, explosion or release of toxic materials. They will be acoustic music events with a portable PA system there will be no elements of fire, fireworks or other hazards or toxic materials.

- As a temporary land use request, there will be no physical changes to the premise except temporary property boundary to ensure in compliance with liquor laws. No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of building and other structures, Parking areas, access ways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials

- The concert series will be contained to the property of 3S. 3S is located next to an AC Marriot hotel that is still under construction. The land relief will not create a traffic safety hazard or substantial increase in the level of traffic congestion in the vicinity.

- The concert series will not create any additional use of municipal services with land use relief. It will use existing services in line with normal 3S usage. No excess demand on municipal services, including but not limited to, water, sewer, waste disposal, police and fire protection and schools.

- Because the land use relief request does not require any changes to the property it will not significantly increase of storm water run-off onto adjacent property or streets

Thank you for the consideration of our request for land use relief.

Martin Holbrook
Director of Operations



