

May 15, 2024

Dear Neighbor,

Please join Reginelli's Pizzeria for a Neighborhood Participation Program (NPP) meeting regarding the property at 5961 Magazine St.

Date: Thursday, May 30
Time: 5:00 p.m.
Location: Reginelli's Pizzeria (5961 Magazine St)

Reginelli's Pizzeria would like to expand its existing footprint by building an elevated covered addition over the existing parking lot. The proposed addition to the flagship pizzeria aims to increase seating capacity and provide an outdoor dining experience while retaining the vast majority of their existing parking. Careful study and consideration has been given to understand the best way to expand and provide covered outdoor seating, while respecting the existing neighborhood and maintaining the existing parking lot.

The hours of operation would remain the same as the existing restaurant and all but one parking space will remain in the proposed plan. The addition would be raised above the existing parking lot and occupy approximately 1810 sf, with the front pedestrian entrance on Magazine Street and an additional egress / access stair to the outdoor deck accessible from the downtown side of the existing parking lot. The existing building would remain and would receive minor renovation in order to connect the addition to the existing restaurant.

5961 Magazine St is located in an HU-B1 HISTORIC URBAN NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS, where a Restaurant, Standard is a permitted Use according to Article 12, Section 12.2.A (Table 12-1) of the Comprehensive Zoning Ordinance. However, 5961 Magazine St also sits within the Magazine St Use Restriction Overlay District which requires any proposed Restaurant, Standard to go through the conditional use process in accordance with Section 4.3 of the Comprehensive Zoning Ordinance. This means we are required to apply for approval to build a proposed addition to our existing restaurant. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to start the construction work within two months of the approval and estimate that the work should take about six months.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail and through hand delivery. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me before our meeting on May 30th. I hope to see you at the meeting.

Sincerely,



Darryl Reginelli
darryl@reginellis.com
(504) 782-9353