

March 20, 2019

**Proposal for New Roof Canopy at Amante Pizza**  
**Application for Minor Modification to Conditional Use Permit at 300 East Main Street**

Mr. Marty Roupe  
Development Review Administrator  
Town Hall, 2nd Floor  
301 W. Main St.  
Carrboro, NC 27510

Hello Mr. Roupe,

Thank you for discussing the proposed canopy at Amante Pizza at Suite F, 300 East Main Street recently with me.

As you have made us aware, the proposed installation or change to nonstructural elements of the outdoor portions of the site at 300 East Main is addressed by a specific resolution or condition to 300 East Main's Conditional Use Permit. We propose a Minor Modification to the Conditional Use Permit in order to accommodate an additional amount of covered outdoor seating at the existing outdoor dining at this restaurant.

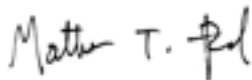
Moment Studio has prepared construction drawings for a new steel canopy at the existing outdoor seating area (attached for reference along with a proposed rendering.) Custom Carpentry Group submitted for a building permit based on these drawings, dated January 16, 2019.

The proposed steel canopy would have a footprint of 12'-8" x 27'-6". This is approximately 350 square feet of new coverage at the currently existing outdoor dining at this site. An additional amount of railing serves to separate the outdoor seating from the parking area. We do not propose covering the entirety of the outdoor seating there, in part to maintain a sense of openness and visual connection to the existing facade of the building. Additionally, the canopy's width is driven by the necessity to connect the new structure to the two existing steel columns that are directly inboard of the building facade. A new steel member will connect the two columns and provide a framework for the roof to connect in a structurally sound and safe manner to the existing building. In other words, the size of the canopy is derived in part from its constructability. Our client, Amante Pizza, and 300 East Main (Main Street Partners) are both in support of the project's design and we all think it will serve as an attractive and functional addition to the site. Leo Gaev Metalworks of Carrboro is being retained to construct the canopy. Their level of craft and local connection both serve to add to the project's appeal.

Additionally, we hold that the construction of this canopy will leave the sidewalk at the front of the building quite reasonably open and traversable. Reading through the resolution you provided us, my interpretation holds that "outdoor dining cover" of up to 700 square feet can be added to this site. We request that based on maintaining a reasonably open and traversable path at the front of the building, where the existing circulation exists, the proposed design is an attractive and functional improvement to this local business and development.

We look forward to the town's review of this project.

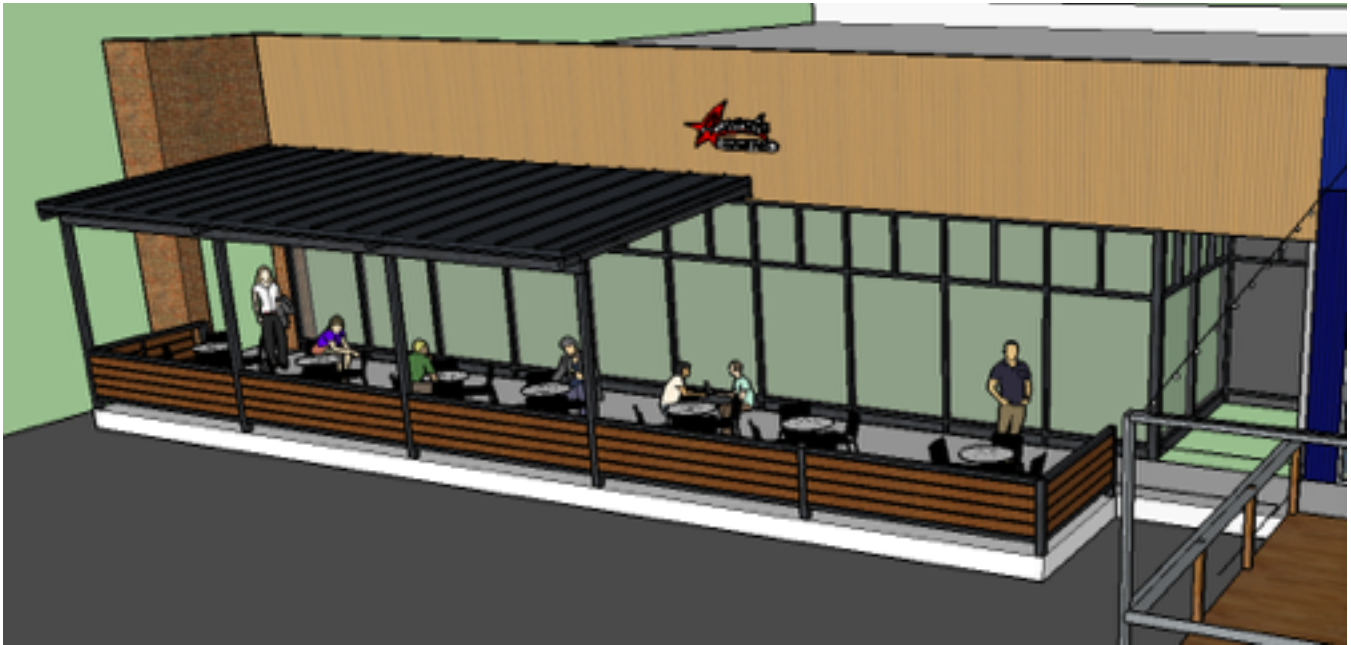
regards,



matthew ford, aia  
MOMENT STUDIO, PLLC

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architect's rendering of proposed canopy

project:

EXTERIOR  
IMPROVEMENTS

FOR

AMANTE  
PIZZA

300  
EAST MAIN STREET  
SUITE G



CARRBORO,  
NC  
27510

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