

**SUPPLEMENTAL STATEMENT IN SUPPORT OF SPECIAL PERMIT APPLICATION  
FOR EVENTS AT THE BEVIN HOUSE BED & BREAKFAST  
26 BARTON HILL ROAD  
Dean Brown, Owner/Applicant**

In accordance with Section 8.4.I.19 of the Zoning Regulations, the Bevin House Bed & Breakfast requests a Special Permit to all events to be held at a Bed and Breakfast, such as meetings, classes, luncheons, wine tasting, weddings and other private parties, in according with the following specifications:

- Indoor events restricted to the occupants of the Bed & and Breakfast in accordance with the Building and Fire Codes, as amended; no more than two times per week; no single event to commence before 8 o'clock in the morning nor to end later than 11 pm on Friday or Saturday and 9 pm on all other evenings; and no more than one indoor event per day.
- Outdoor events not to exceed 30 persons, no more than one time per week and no more than eighteen (18) times per year, no single event to commence before noon nor to end later than 11 pm on Friday or Saturday and 9 pm on Sunday. Outdoor events shall only be allowed on Friday, Saturday, or Sunday. Setup for events may commence no earlier than one hour prior to the start of the event and shall be completed no more than one hour after the end of the event.
- Outdoor events may have amplified sound provided that such amplified sound terminates no later than 10 pm on Friday or Saturday and 8 pm on Sunday.
- Prior to any indoor or outdoor event, the owner shall provide written notice (including by email) to the Zoning Enforcement Officer of such event including the date and nature of the event, the number of persons attending, whether there will be amplified sound, and the hours during which the event will occur and amplified sound will commence and terminate.
- The preceding are in compliance with the maximums set forth in Section 8.4.I.19 of the Zoning Regulations, the text of which was submitted by Dean Brown, as owner of the Bevin House, and were intended to reflect the level of activity which the current site can support.
- The applicant requests that the full level of detail required by Section 9.1 (as referenced in Section 9.2) be waived because, other than temporary parking, tent, and portable toilet, no change is proposed in any existing building, structure, or grading, and no new permanent uses or structures are proposed. All areas of the site can accommodate the proposed uses without changes in grade. The site is currently landscaped and additional landscaping is not considered necessary for the limited and temporary uses proposed.
- As permitted by Section 7.1.F of the Regulations, the temporary parking (14 spaces) is proposed to be surfaced with gravel, reflecting the very limited use of no more than 18 times per year and not more than once per week. The 14 spaces are based on the requirements of Section 7.1.B for "Places of Public Assembly," which is one space for every three occupants ( $30/3 = 10$  spaces) plus an additional four spaces for event support staff.
- The site plan shows the location of temporary portable toilets, recognizing that outdoor event guests or staff may not use the facilities inside the Bed & Breakfast building in accordance with the Fire Prevention Code.

