

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 10, 2020

Application Type

Special Use Permit

Neighborhood

Olneyville

Applicant

JSC Management Group,
Applicant
Jan Co Central Inc, Owner

Parcel

AP 105 Lot 407, 411 and 413

Address

62 Hartford Ave

Parcel Size

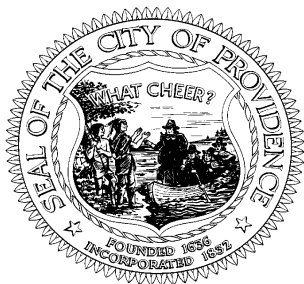
± 41,763 SF

Zoning District

C-2

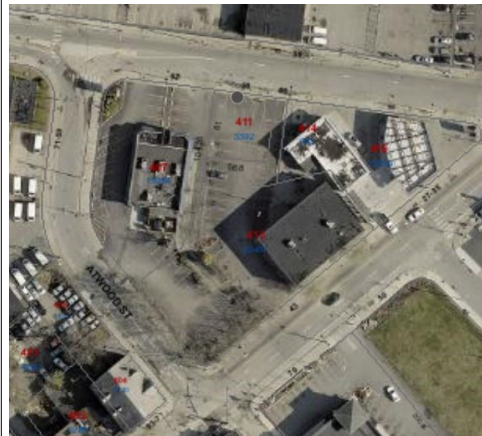
Variance Requested

Special Use Permit to expand single lane drive-through to two lanes

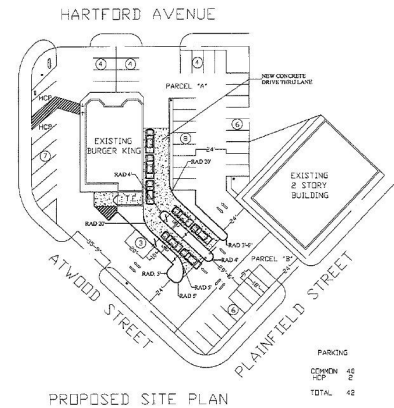


Updated: February 2, 2021

62 HARTFORD AVE



Location Map



Proposed plan

SUMMARY

Project Description

The applicant is requesting a special use permit pursuant to Zoning Ordinance Table 12-1 and Section 1202.J. in order to expand an existing single lane Drive-Through Facility to 2 lanes.

Discussion

The subject lots are occupied by a restaurant with a single lane drive through and associated parking. The applicant is proposing to expand the use by adding a second drive-through lane with an ordering station, which requires a special use permit. Based on plans provided, the second lane will conform to the development requirements for drive-through uses. The lane can provide stacking for three cars as required, and will exceed the minimum dimensional requirements of 9' in width and 18' in length.

It is the DPD's opinion that the additional lane is not expected to have a negative effect on, or devalue surrounding property as it will accommodate traffic that is already served by the existing drive-through. Per the plan, vehicles will exit the drive-through onto Hartford Ave, which will not affect the traffic circulation on adjoining streets. As the effect on surrounding property is expected to be minimal, the DPD does not object to granting the requested special use permit.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.

