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Memorandum

To: Board of Zoning Appeals
From: Jessica Plowgian, Chair of the Planning Commission *JPP*
Meeting Date: July 10, 2024
Re: Conditional Use Permit for Specialized Instruction at 450 Maple Avenue East, Suite 302

Overview

The applicant is seeking a Conditional Use Permit (CUP) for specialized instruction at 450 Maple Avenue East, Suite 302. The applicant currently leases this space and uses it for administrative matters and online virtual driving classes. The applicant is requesting the right to use this site for in-person driving education classes and examinations, between the hours of 8:00 a.m. and 8:00 p.m. In-person instruction would be limited to no more than four students at any given time. Behind-the-wheel training may originate at this location but would take place off-site.

The Planning Commission (PC) did not receive any written comments about this matter and no residents attended the meeting to speak about this matter.

PC Discussion and Concerns

PC members confirmed that only one car will be used for behind-the-wheel instructional purposes, and such car will not remain on site overnight. Staff informed us that the applicant frequently picks up students for driving lessons at the student's personal residence (instead of starting at 450 Maple Avenue East).

PC Recommendation

The PC made a motion to recommend that the Board of Zoning Appeals approve a Conditional Use Permit for specialized instruction at 450 Maple Avenue East, Suite 302, described as tax map parcel 0382 02 0017C.

Planning Commission Recommendation
Conditional Use Permit for Specialized Instruction at 450 Maple Avenue East, Suite 302

Motion: Commissioner Stephen Kenney

2nd: Commissioner David Miller

Roll Call Vote: 5-0-2

(Commissioners Douglas Noble and Matthew Glassman were participating virtually, but were unable to vote due to technical difficulties)

Jessica Plowgian, Chair Aye

Keith Aimone Aye

Deepa Chakrapani Aye

Stephen Kenney Aye

David Miller Aye