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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 outdoor dining of more than
twelve seats at 160 Maple Avenue West

Overview

The applicant is seeking a Conditional Use Permit (CUP) for outdoor dining for more than 12 seats at 160 Maple Avenue West, in the Avenue Center zoning district. The occupant currently leases the space and intends to operate Seray, which will be a formal sit-down style restaurant, in this space. They are requesting 18 seats in the outdoor dining area. Such seating is in an extended area accessible from the parking lot, facing away from area residences. It will be used for individuals seated in groups of two to six people. Larger groups of patrons will be seated indoors. Hours of operation will be Sunday through Thursday, from 11 a.m. to 10 p.m. and Friday and Saturday, from 11 a.m. to 11 p.m. No outdoor entertainment is proposed.

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 the hours of operation of this business would be generally consistent with those of neighboring businesses. PC members discussed how the parking requirement was tabulated for this application. Staff confirmed that a parking spot is required for every four seats, including the outdoor seating requested pursuant to this CUP. A total of 101 seats is planned for this business, so the 26 spots allocated to this business would satisfy the parking requirements.

PC members did not raise any concerns that this CUP would have an adverse effect on surrounding properties.

Conditional Use Permit for outdoor dining of more than twelve seats at 160 Maple Avenue West

PC Recommendation

The PC made a motion to recommend that the Board of Zoning Appeals approve a Conditional Use Permit to allow outdoor dining with 18 seats at 160 Maple Avenue West, described as tax map parcel 0384 02 0076.

Motion: Commissioner David Miller

2nd: Commissioner Keith Aimone

Roll Call Vote: 6-0-1

(Commissioner Stephen Kenney is the applicant for this matter, so he recused himself from the deliberations and voting)

Jessica Plowgian, Chair Aye

Matthew Glassman, Vice Chair

Per Electronic Participation Resolution Aye

Keith Aimone Aye

Deepa Chakrapani Aye

David Miller Aye

Douglas Noble

Per Electronic Participation Resolution Aye