

PROPOSED PROJECT

The property that is the subject matter of this application, 276 Sunnyside Road, is a two-story building located at the corner of Sunnyside Road and Everett Road. It is in the R-130 zone and consists of a deli on the first floor and an apartment on the second floor.

The use as a deli is a pre-existing non-conforming use. It has operated as a deli for at least twenty (20) years.

The Applicant proposes counter service, in-store dining with seating for eighteen (18) patrons. The prior uses of the two previous operators included seating and in-store dining. The hours of operation will be 7-4, closed Mondays, so, open six days a week. Peak period is 10:00 am to 1:00 pm. No issues with parking.

There is a portable refrigerated cooler annexed to rear building which was inspected and permitted.

Parking for patrons as depicted on the Morgan Engineering survey dated 8/11/21 has twelve (12) existing spots.

Parking for employees will be as is off site.