

Date of Filing:

~~APPLICATION TO WOODBRIDGE~~
ZONING BOARD OF APPEALS
FOR A VARIANCE

I. LOCATION of Property 245 Amity Road St. Ave. Zoning District DEV 1
Front Yard _____
Side Yard _____
Rear Yard _____

north east side between Bradley Street St. Ave. and Landin Street St. Ave.
south west _____
north east corner of _____ St. Ave. _____
south west _____

II. Name of OWNER Research Development at Bradley Road, LLC

Address 52 North Pease Road, Woodbridge, CT Date of Purchase 9/12/06

Name of ~~tenant~~ tenant Wine & Spirits of or proposed purchaser _____
proposed Woodbridge, LLC

Name and signature of APPELLANT _____ Address _____

Party to be notified Bernard Pellegrino, Esq. Attorney _____
Agent Address 475 Whitney Ave
New Haven, CT 06511

Telephone number 203-787-2225

III. PRECISE VARIANCE (S) sought:
See Attached.

IV. SECTION (S) of zoning ordinance appealed from:

SECTION 3.3 HH Liquor Establishments

SECTION, Subsection 3

REQUIRED: 500' from a single family residence

ACTUAL SETBACK: 261'

VARIANCE SOUGHT: 239'

V. LOT DIMENSIONS:

Width 670' Depth 160' (avg.)

Area: 2.45 acres

List all existing buildings and uses on this lot giving symbol for legal basis of each. (PO = permitted by Ordinance; PV = previous variance; NCU = nonconforming use existing at effective date of ordinance or amendment)

- (1) One building. Multiple Commercial tenants including restaurant with liquor permit, retail and office.
- (2) _____
- (3) _____

VI. Describe in detail the "exceptional difficulty or unusual hardship" which results from a literal enforcement of the zoning ordinance and state how this condition is peculiar to your lot and not applicable to the area as a whole.

See attached.

...BELOW THIS LINE FOR BOARD USE ONLY

I. Previous applications filed for this property:

Date of Application: _____

Variance requested: _____

Board Decision: _____

II. Action of Board on This Application:

ATTACHMENT TO VARIANCE APPLICATION
245 AMITY ROAD

The owner and Applicant seek a variance of Section 3.3 HH, subsection 3, to permit a liquor establishment (Package Store) within 260 feet of a single-family residence where 500 feet is required.

The property is located at 245 Amity Road, on the corner of Bradley Street. The property contains one building with multiple commercial tenants. One of those tenants is a restaurant with a liquor license for on-site sale and consumption. The property is 2.45 acres in size. It is located in the DEV 1 Zoning District. Liquor establishments are permitted in the zone.

There are a number of unique and exceptional hardships which support the present application. Package stores are permitted in only three (3) zones in the Town of Woodbridge; DEV 1, B1 and GB. Unfortunately, under the recently amended zoning regulations, given the 500 foot distance requirement for certain liquor establishments, including packages stores, there are no eligible sites in Town given the proximity of the parcels located in those 3 zones within 500 feet of single-family residences, schools and churches. Certainly an incongruous and probably unintentional result of the recodification of the Town's regulations.

In regard to the present site there exists the additional unique circumstance and hardship in that there remains a small and isolated pocket of residential homes surrounded by the DEV 1 zone on Bradley Street within 260 feet of the property line which negatively impacts the location of the package store within a zone that permits said use. When measured door to door, the distance is just shy of 500 feet. Finally, as mentioned above, there is a restaurant which serves alcohol for on-site consumption already located on the property.

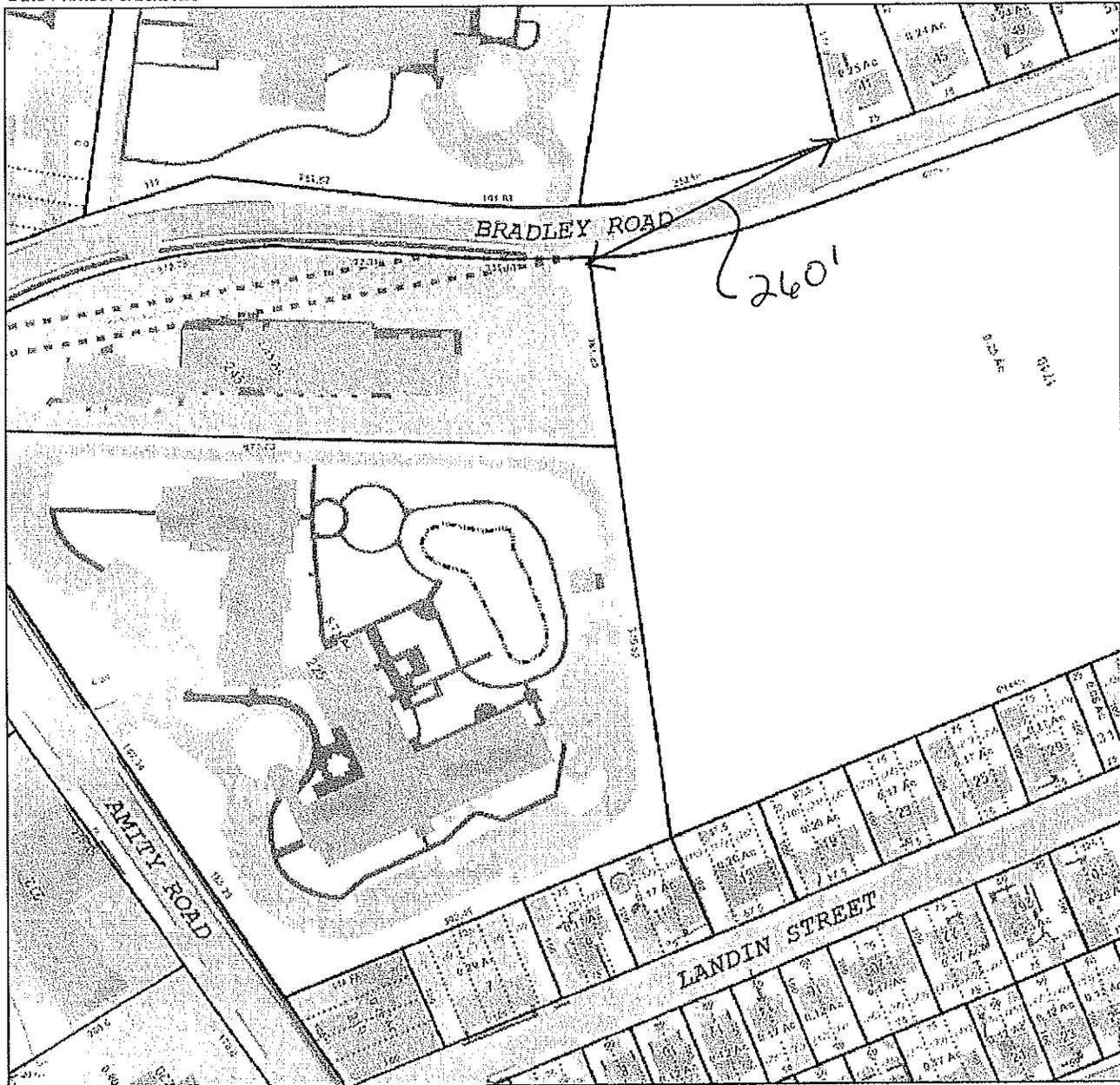
For all of the foregoing reasons and the hardships occasioned on the subject parcel as is more fully described herein, the Owner and Applicant respectfully requests that the Board look favorably upon the variance request.

Town of Woodbridge

Geographic Information System (GIS)



Date Printed: 9/20/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet

