

Project Statement
615 Wooten Road Use Variance Application

Project Description: The purpose of this application is to request a use variance to allow a small liquor store associated with the existing Asian Market.

Justification: This use is complimentary to the existing market and will greatly enhance the service to the clients of the market

Issue: No issues were identified with this application.

Review Criteria:

1. Exceptional and extraordinary circumstance or conditions

Given the recent changes to the liquor code, the Asian Market would be in a detrimental position compared to other food stores if it were not able to have a liquor store. Costco is a major competitor and already has a liquor store.

2. Preservation and enjoyment of the property right of the owner

This use will allow the owner to keep the property by generating additional income to support the project. Property taxes and insurance costs have risen dramatically in the past year.

3. Not detrimental to public welfare nor injurious to other owners

This use will actually be beneficial to the public and other owners as it will provide additional services. It will not be detrimental to any other uses or owners.