

Ten copies of this Application are required

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Keyvan Falahati
Street 220 Technology Drive Town Irvine, CA 92618
Telephone 949-231-0348
Legal Representative (if any) NA
Address 2941 MAIN ST, GLASTONBURY, CT. 06033

Form with fields: Date Filed & Fee Paid, Date Hearing Scheduled, Sign Deposit Paid On, Will Post Own (checkbox), Sign Taken On, Sign Inspected on Site

Exact Location of Property Involved 2941 MAIN ST, GLASTONBURY, CT. 06033
Assessor's Key # 41402941 (If No Street # Indicated)
Legal Property Owner Shops on Main LLC

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- 1. For relief (a variance) from the restrictions imposed in Section(s) 4.6.7 and 4.6.8 of the Glastonbury Zoning Regulations.
2. For a special exception as provided in Section 4.6.7 and 4.6.8 of the Glastonbury Zoning Regulations.
3. From an adverse ruling by the Building Official, Glastonbury.
4. For the approval required by the State of Connecticut agency named below.

Describe in detail (in space provided on page 2 or on a separate sheet) what it is you want to do. State why this violates the Section(s) of the Glastonbury Zoning Regulations cited above.

We/I hereby depose and say that all the above statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

Keyvan Falahati
Applicant

Handwritten signature of Shop on Main LLC
Owner, If Not Applicant (Required)

3/1/2022
Date

3/1/22
Date

SEE PERTINENT INFORMATION ON NEXT PAGE

Include TEN (10) copies of everything submitted including the application and a map of the property involved. Locate all structures thereon and their relation to buildings on adjacent property and to the highway with approximate distances therefrom. Floor plans of buildings which you desire to erect or to alter must be provided in sufficient detail to make intelligent presentation of your plans. Also, include ten (10) copies of all supporting documentation.

FILING FEE OF \$185.00 tendered herewith. Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

DESCRIPTION IN DETAIL:

Chick-Fil-A is respectfully submitting the following documents as they are seeking a setback variance for their existing site located at 2941 Main Street.

Chick-Fil-A has seen success with the order point menu boards located in the queuing drives and would like to install two canopies in the existing drive-thru lane to help enhance their operations. One of the canopies is referenced to as the Face to Face Canopy and is not in violation of setbacks. The second canopy is referred to as the Meal Delivery Canopy and violates a setback. The Meal Delivery Canopy is 50'-0" x 11'-0" steel structure and 10'-9" high. Its proposed location will be over the existing south drive-thru lane adjacent to the building and drive-thru window. The Meal Delivery Canopy will encroach 6'-6" into the 25'-0" building setback from the south property line and 1'-7" into the 40'-0" building setback from the east property line. Chick-Fil-A is seeking a Variance from Building Zone Regulations 4.6.7 requiring a minimum of a 40'-0" setback from the west property line and 4.6.8 requiring a 25'-0" setback from the south property line.

Chick-Fil-A has recognized that at times during peak hours of operation the existing drive-thru practice cannot process the orders promptly. At times this has led to traffic congestion including vehicles blocking entrances to other businesses, and/or cars backing up onto the public streets potentially creating a public safety issue. To remedy this Chick-Fil-A employees are outfitted with Smart Tablets and take orders for the customers outdoors during the busiest times of the day. This facilitates a smoother drive-thru period reducing traffic backups because of expedited meal deliveries. The canopies provide heat, shade, cooling, and protection from rain and snow for the employees as well as the customers. Many municipalities across the country have allowed Chick-Fil-A to install these types of canopy structures. Those communities have benefited from these canopies by reducing congestion while creating a more comfortable working environment for the employees and an enhanced customer experience.

The canopies will be independent open-sided free-standing structures, constructed of steel framing, cantilevered beams with caisson footings. The supporting columns are exposed with powder coat paint that matches the existing exterior restaurant building. The structures are architecturally harmonious with the rest of the Chick-Fil-A and adjacent properties. The new canopies will be outfitted with recessed L.E.D. lighting installed within a premanufactured metal deck with a powder-coat paint finish. Fans and heaters are installed to provide relief to the employees due to various weather conditions as mentioned previously.

The installation of the canopies will not adversely affect the site or alter the existing drainage water flow patterns. The construction of the canopies allows rainwater to drain from the canopies via internal rain downspouts onto the existing paving. Fire danger is non-existent as the canopies are constructed of steel. Existing landscaping will not be affected as no trees or shrubs will need to be removed for the canopy installation, pervious and non-pervious areas will not be altered either.

Chick-Fil-A is excited about this proactive opportunity in providing a healthier work environment for their employees as well as helping provide public safety before it becomes a matter of contention. We believe the canopies are a much-needed accessory to this site and we are looking forward to working Planning and Zoning Division and staff to help achieve Chick-Fil-A's goals for this amenity.

Ten copies of this Application and all supporting documentation are required