



Town of Glastonbury

Community Development

TO: Town Plan & Zoning Commission

PREPARED BY: Gary Haynes, Planner

DATE: August 14, 2024

RE: **TPZ Recommendation to Zoning Board of Appeals: Requested Use Variance at 267 and 273 Williams St to allow Inventory Vehicle Storage**

Proposal

Applicant is in need due to current marketing trends in automotive sales to expand their inventory vehicle storage area. The COVID-19 pandemic, market instability of electric vehicles, and increase in vehicles having their catalytic converter removed have caused a need to increase inventory vehicle storage areas. The dealership is in a Planned Commerce Zone and does not allow for "Retail Trade-Automotive". The applicant approached the Town Council to amend the regulations in the Planned Commerce Zone to allow for increase in inventory vehicle storage area to accommodate the need for storage of overstock vehicles. The Town Council was reluctant to amend the regulations of the Planned Commerce Zone as it would open the possibility on every parcel in the Planned Commerce Zone.

The applicant is proposing applying for a use variance from the Zoning Board of Appeals to Section 4.15.1 of the Building Zoning Regulations to allow inventory vehicle storage of overstock vehicles on two parcels zoned Planned Commerce Zone. Both parcels are located directly across the street from 767 New London Turnpike where Monaco Ford runs their automotive dealership. The two parcels are located adjacent to Enterprise Car Rental. The applicant proposes storing maximum of 74 vehicles at 267 Williams St (.53 acres) and 273 Williams St (.40 acres).

Recommendation

If TPZ agrees with proposed use variance to allow for storage of overstock vehicles (maximum 74) at 267 and 273 Williams St located in a Planned Commerce Zone the following motion is offered for TPZ consideration:

"MOVED, that the Glastonbury Town Plan & Zoning Commission hereby forwards a favorable recommendation to the Zoning Board of Appeals in regard to the proposed use variance to allow storage of a maximum of 74 overstock vehicles at 267 and 273 Williams St in a Planned Commerce Zone, with the following recommended conditions."

- 1. Following approval of use variance from the Zoning Board of Appeals applicant shall file for 12.9 minor change for site plan approval from Town Plan and Zoning Commission.*
- 2. Recommends TPZ Site Plan approval be limited to 2-year period, in which the applicant would need to come in for renewal.*

- 3. Recommends use variance be limited to inventory vehicle storage of overstock vehicles and not to be interpreted as allowing for use of automotive sales.*

Attachments:

Section 4.15 Planned Commerce Zone Regulations

Zoning Board of Appeals Use Variance Application for 267 and 273 Williams Street

4.15 Planned Commerce Zone (PC) [EFFECTIVE 04-14-2004]

4.15.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PC column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PC column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the PC Zone and any other applicable provisions of these Regulations.

Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Farm (17) (no special permit)
Parks (37) (no special permit)

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Broadcasting studio, message center or office
Bus garaging and equipment maintenance
Business services, except warehousing and storage and motor vehicle rental services
Construction services – contract, indoor and outdoor, except salvage and wrecking services
Day Care Center EFFECTIVE AUGUST 16, 1988
Earth products, excavation and filling or removal of (Special Requirements, Section 6.2)
Finance, insurance and real estate services
Governmental services
Health, Fitness and Recreational Uses – Indoor – EFFECTIVE JANUARY 30, 1995
Historic and monument sites (20)
Manufacturing – Apparel and their finished products excepting corrosive, poisonous and malodorous acids and chemicals and excepting glue, size, gelatin, fertilizer, fat rendering explosives (other than firearms or small arms ammunition), printing ink and carbon black – manufacturing
Manufacturing – Food and kindred products, except abattoir and slaughter house
Manufacturing – Lumber and wood products
Manufacturing – Printing, publishing and allied industries
Manufacturing – Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks
Manufacturing – Stone, clay and glass products, except abrasive, asbestos and miscellaneous non-metallic mineral products - manufacturing, and concrete gypsum and plaster products - manufacturing, and structural clay products – manufacturing
Manufacturing – Textile mill products
Manufacturing – Miscellaneous, excepting that which is dangerous by reason of fire, radiation or explosion, or injurious, noxious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise,

vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the Zoning Enforcement Officer, Fire Marshal, or Director of Health

Motor freight transportation terminal and garage

Motor vehicle car wash (Special Requirements Sec. 6.3)

Motor vehicle limited repair and service (31) (Approval of location by ZBA) (Special Requirements Sec. 6.4)

Motor vehicle general repair and service (29) (Approval of location by ZBA) (Special Requirements, Sec. 6.4)

Office, general or professional

Professional services, except convalescent, nursing or rest homes or sanitarium

Recreation uses, non-profit

Skating rink, ice and/or roller, indoor

Tennis court, indoor

Transmitting exchange or receiving station

Utility – electric, gas and water

Vocational or Trade Schools (EFFECTIVE APRIL 2, 1985)

Warehousing

Wholesale Trade

NOTES: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.15.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PC column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the PC column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)

Garage, parking (18)

Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.15.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Commerce Zone, PC, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. Existing buildings, structures or uses that have never received a Special Permit with Design Review that are proposed to be altered or enlarged may be considered by the commission as a minor change in accordance with the criteria in Section 12.9.

4.15.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PC Zone shall have a minimum lot area of forty thousand (40,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.15.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred fifty (150) feet, except that the provisions set forth in 4.8.4 above for smaller lots shall also apply herein to lot frontage.

4.15.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot for buildings designed for office, general and/or professional use. All principal and accessory structures designed for uses other than office may cover thirty percent (30%) of the area of the lot. In addition to compliance with all other sections of the Glastonbury Building-Zone Regulations, all buildings expanding their coverage or changing their use shall be subject to a Special Permit with Design Review in accordance with Section 12 of these Regulations.

4.15.7 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than twenty-five (25) feet.

4.15.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the integration of development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. A Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. Where required, rights of access shall be mutually granted; and
- c. Satisfactory agreements from the owners of such lots, in recordable form, are provided to ensure the continued compliance of the consolidated parcel with these Regulations.

4.15.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.15.10 Maximum Height Limit

No building shall exceed a height of four (4) stories or fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowermost story entirely above grade plane. *(Amended 1/4/21)*

4.15.11 Required Open Space

Open space shall be provided and set aside as follows:

On lots with buildings designed for office, general and/or professional uses; a MINIMUM of 35% OF THE LOT AREA. On lots with buildings designed for uses other than office; a MINIMUM OF 30% of the lot area.

All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas. Parking areas, loading areas, and access driveways shall not be counted in the determination of required open space.

4.15.12 Minimum Distance And Screening From A Residential Zone Or Use

All business and industrial buildings, structures and uses shall be located a minimum distance of at least one hundred (100) feet from the boundary line of any residential zone, and all parking areas shall be located a minimum distance of at least fifty (50) feet from the boundary line of any residential zone. Screening and landscaping of the open space adjoining any residential zone or residential use may be required by the Commission.

4.16 South Glastonbury Village Commercial (VC) Zone and South Glastonbury Village Residential (VR) Zone effective December 29, 2004

4.16.1 Purpose and Intent:

In accordance with CGS § 8-2, the Zoning Authority declares that the purpose and intent of the South Glastonbury Village Commercial and Village Residential Zones is to encourage a diversity of compatible uses that will perpetuate and reinforce the historic and mixed-use characteristics of the Village of South Glastonbury. Land uses which are oriented to and consistent with existing village development and are inviting to visitors to the area are encouraged. Such land uses are vital to the continuation of the village's unique character and place in Glastonbury history and will foster its growth and viability as a neighborhood commercial and residential village.

Future development and expansion of existing development and uses shall emphasize the pedestrian scale, historic quality and natural and human resources of the village. The village shall have an infrastructure of sufficient capacity to support efficient use of land for mixed uses, and a variety of commercial and residential uses. Due to the unique characteristics of the village and the desire to create and perpetuate an attractive environment, these regulations are intended to be flexible in order to encourage development and redevelopment of appropriate scale, safe and convenient pedestrian and vehicular access, attractive building scale and massing, appropriate architectural detailing, proportional signage, shared parking and common entrances, reduced number of curb openings, landscape elements and maintenance of the historic streetscape.

4.16.2 Village Zones

The village area shall be divided into two zoning districts, VC and VR.

Development or redevelopment within the VC Zone shall be in accordance with the requirements of Section 4.16.3 and development or redevelopment within the VR zone shall be in accordance with the requirements of Section 4.16.4. All existing land uses in both zones as of the effective date of this regulation shall be deemed to be conforming.

4.16.3 Village Commercial Zone (VC Zone)

4.16.3.a Uses Permitted by Special Permit in accordance with Section 12 within the VC Zone

Athletic or health club
Broadcasting or recording studio

Ten Copies of this Application are Required
(10 hard copies of everything you're submitting - collated)

**ZONING BOARD OF APPEALS
APPLICATION**

REFERRED TO TP&Z _____

Applicant Monaco Realty LLC
Street 767 New London Turnpike Town Glastonbury, CT 06033
Phone 860-652-3000 ext. 271 E-mail mikem@monacofordinc.com
860-652-3000 ext. 235 chrissym@monacofordinc.com
Legal Representative (if any) Meghan A. Hope - Alter & Pearson, LLC
Address Alter & Pearson, LLC, P.O. Box 1530, Glastonbury CT 06033
E-mail mhope@alterpearson.com

Date Filed & Fee Paid _____
Date Hearing Scheduled _____
Sign Deposit Paid on _____
Sign Taken on _____
Photo of Sign Rec'd on _____

Legal Property Owner Monaco Realty LLC ZONE Planned Commerce
Exact Location of Property Involved 267 & 273 Williams Street East Residential
If No Street #, Indicate Assessor's Key # E6/ 7622/ N015CC and E6/ 7622/ N015DD Commercial

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

- For relief (a variance) from the restrictions imposed in Section(s) 4.15.1 of the Glastonbury Zoning Regulations.
Permitted Uses
- For a special exception as provided in Section(s) _____ of the Glastonbury Zoning Regulations.
- From an adverse ruling by _____ the Building Official, Glastonbury.
- For the approval required by the State of Connecticut agency named below.

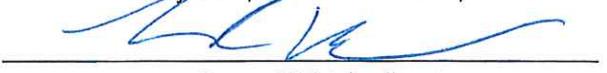
Describe in detail (in the space provided on page 2 or on a separate sheet) a description of the project. State why this violates the Section (s) of the Glastonbury Zoning Regulations cited above. If requesting a variance, be specific in describing the aspect of the project which does not meet the requirement, and the amount of relief (variance) you are requesting. Include the nature of the hardship which compels this request.

If requesting a special exception, be specific in the description of the project. Include the special exception conditions the project will meet, as specified in the Regulation.

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.

Monaco Realty LLC, by Michael Monaco its Member

Monaco Realty LLC, Michael Monaco, its Member



Applicant

Owner, If Not Applicant
(Required)

07/18/2024

Date

07/18/2024

Date

SEE PERTINENT INFORMATION ON NEXT PAGE

Include TEN (10) collated 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 \$200.00 plus **\$100.00** public hearing fee plus **\$60.00** State fee tendered herewith (**\$360.00**). 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.

*Sign Deposit fee of \$10.00 *cash* taken at time of sign pick up*

DESCRIPTION IN DETAIL:

Please see attached narrative and supporting documentation submitted with this application.

Ten collated copies of this Application and all supporting documentation are required

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Site Plan
- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty-dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Monaco Realty LLC
Address 767 New London Turnpike

Name of Project Use Variance
Address 267 & 273 Williams Street East

Type of Application:

Site Plan _____
Special Permit Section Number _____
Subdivision and Resubdivision _____
Change of Zone _____
Planned Area Development _____
Final Development Plan and/or Zone Change _____
Inland Wetlands and Watercourses Permit _____
Special Expectations and Variances X

Date Fee Received _____ By: _____

Project Number _____

Rev. 10/2009 per Public Act 09-03

TO: Zoning Board of Appeals
FROM: ALTER & PEARSON, LLC
DATE: July 24, 2023
RE: Attachment to Zoning Board of Appeals Application – Use Variance from §4.15.1 Permitted Uses – 267 & 273 Williams Street East (Planned Commerce Zone)

The Applicant, Monaco Realty LLC, through its members Mike Monaco and Chrissy Monaco DiMauro, are the property owners of 267 and 273 Williams Street East (the “Site”). The Site is comprised of two contiguous parcels, 267 Williams Street East (0.53± acres) and 273 Williams Street East (0.40± acres), located on the north side of Williams Street East approximately 217± feet westerly of the five-way intersection of New London Turnpike/Oak Street/Williams Street East/CT Route 17 exit ramp. The Site is bounded by Enterprise Rent-A-Car¹ to the east, single family homes to the south and west (284,² 296 and 263 Williams Street East) and the CT Route 17 exit ramp to the north. The Site was previously improved with two single family homes; however, in 2021, the homes were demolished, and topsoil was spread on the Site before it was re-seeded with grass.

History of Monaco Ford and Area Zoning

In 1922, Peter Monaco opened Monaco’s Garage at 360 New London Turnpike, across from the One-Stop Shopping Plaza. In the 1940’s, Peter Monaco relocated his business to its current location at 767 New London Turnpike at the corner of New London Turnpike and Oak Street and his sons Albie, Billy, Charlie, Johnny and Sonny all became actively involved in this growing business. In 1957 Monaco Ford became an official Ford Dealership. Charlie’s son, David Monaco, started working in the family business in 1972 and was named president in 1988. In 2017, the business was passed to the fourth generation, and is now run by Peter’s great-grandchildren, Mike and Chrissy.

In the 1973 re-write of the Building Zone Regulations and related Zone Map, the zoning in this part of town, was established as follows:

- East of New London Turnpike and north of Oak Street (area of current Stop and Shop) = Planned Business and Development
- East of New London Turnpike and south of Oak Street (area of Monaco Ford, Roser Tannery) = Planned Industrial
- West of New London Turnpike along Williams Street East = Planned Industrial
- West of New London Turnpike and south of Williams Street East = Planned Business and Development (including Gene Langan Volkswagen of Glastonbury, established in 1969).

At the time of the zoning regulations re-write the “Retail Trade – automotive” use was not included as a permitted use in the Planned Industrial Zone (area of Monaco Ford), but *was* included as a permitted use in the Planned Business and Development Zone (area of Gene Langan Volkswagen of Glastonbury which opened in 1969). In 2004 the Planned Commerce Zone was created by the Town Council and the areas east of New London Turnpike and south of Oak Street (area of Monaco Ford) and the area west of New

¹ Monaco Realty LLC is the property owner and landlord of 289 Williams Street East, and Enterprise Rent-a-Car is the tenant.

² Monaco Realty LLC is the property owner and landlord of 284 Williams Street East, a single-family home that is currently rented.

London Turnpike along Williams Street East was changed to Planned Commerce. “Retail Trade – automotive” continued to be excluded as permitted use in the Planned Commerce Zone.

Requested Use Variance

The Site is in the Planned Commerce Zone and the Applicant is requesting a variance from §4.15.1 Permitted Uses to allow for a “Retail Trade – automotive” use to permit the storage of vehicles.³

Due to the COVID-19 pandemic, dramatic changes occurred in the automaker and car dealership industry. Initially, there was a supply-chain shortage of cars and car components, in response to pandemic related shutdowns of car manufacturers which closed in March of 2020. The temporary halt caused years of supply chain repercussions and impacted on the ability of manufacturers to deliver new cars to dealers. In response, and with no other options, car dealerships drew down their inventories. In *May of 2021* inventory levels were at 35 days (when an inventory of 60 days is considered appropriate for a car dealership to meet its customers’ needs). During this time car sales were below historic norms. By 2023, car manufacturers were able to provide adequate inventory to dealers, but new car sales continued to lag. New car sales have *still* not rebounded to pre-2020 levels and in *May of 2024* inventory levels were at 100 days. A compounding factor in the inflated inventory amounts is related to electric vehicles which have not captured the buyers that were anticipated. The result is record high inventory, despite decreased demand. Further complicating things, manufacturers have forced more inventory onto local dealerships, penalizing dealerships who do not accept increased supplies. This is the current environment in which Monaco Ford is trying to navigate and operate in.

Due to the above-mentioned factors, Monaco Ford has been burdened with a higher inventory that cannot all be contained on its current campus. The Applicant is requesting to store a limited portion of Monaco Ford inventory on the Site. The use of the Site would be limited to the storage of vehicles and no customer activity is proposed. When a vehicle is sold, it would be removed from the Site by an employee and delivered to the Monaco Ford dealership for delivery to a customer. The Applicant is proposing to leave the Site in its current grassed condition. The vehicles would be arranged in five (5) rows that would be setback from the front property line by approximately 35± feet. Drive aisles between the vehicle storage rows are proposed at a width of twenty-four (24) feet. The existing row of arborvitaes along the Site’s westerly property line would remain. Two existing canopy street trees along Williams Street East would also remain. The Applicant is proposing additional evergreen arborvitaes at the end of the westerly row of vehicles and in the northeast corner of the Site. The Applicant would intentionally store vehicles on Site that do not pose a risk of having their catalytic converters stolen, either because of the type of vehicle (i.e. electric vehicle, van with a more internal catalytic converter) or vehicles that have already had their catalytic converters stolen. As there would be little to no employees on site after hours and no security risk, the Applicant is not proposing any lighting on the Site. The Applicant recognizes that there is a level of volatility in the automotive industry and expects that at some point the requested storage may not be needed on the Site. Further, in the future when the CT Route 17 exit ramp is abandoned by the State, the Applicant plans to redevelop the Site together with the Enterprise site, at which time the vehicle storage use would cease and a new use would be established. The Applicant would consent to the following conditions to any approval of the requested use variance:

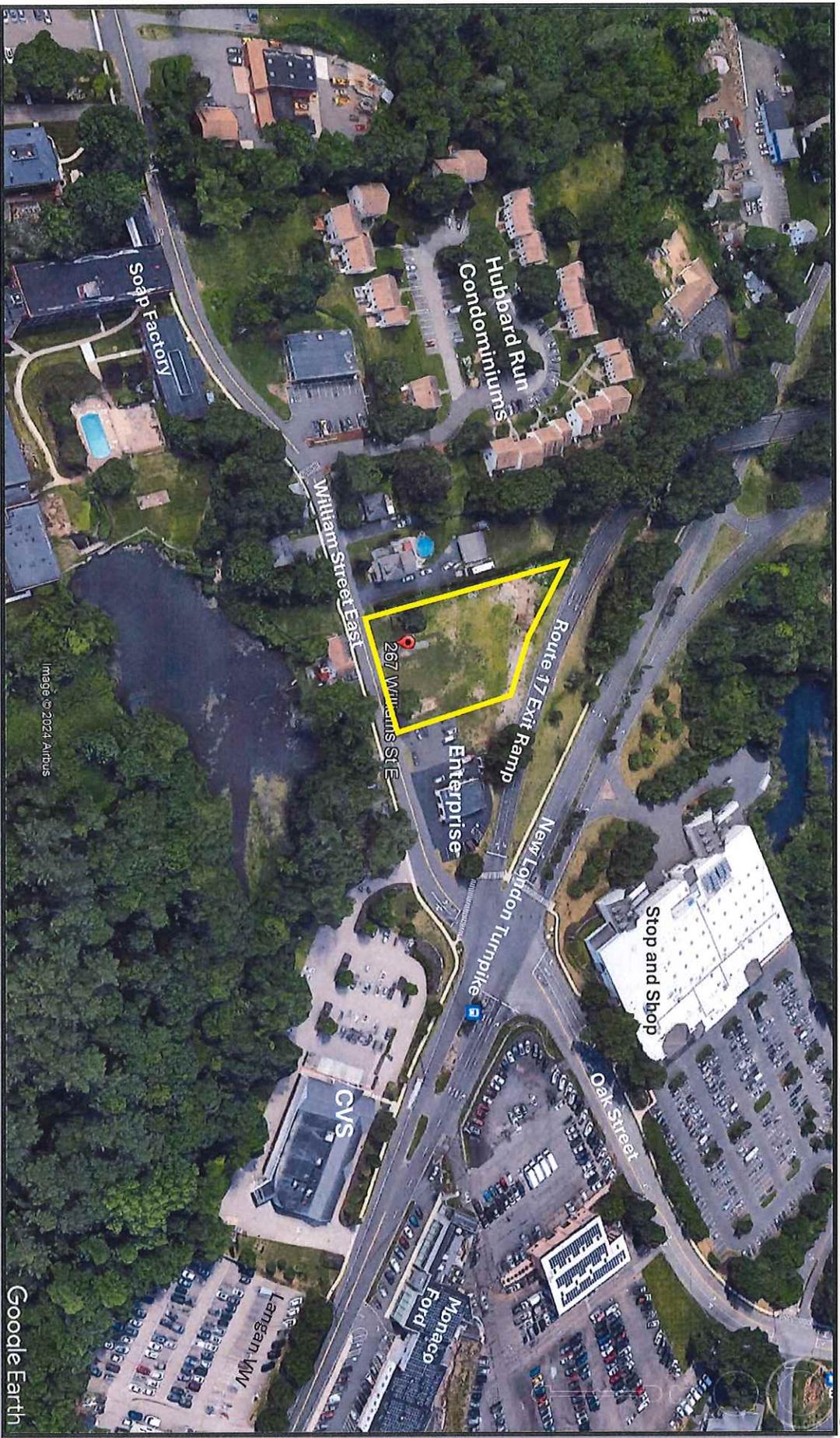
³ The Applicant pursued as use variance after informal discussions with Town Council members discouraged the Applicant from seeking a text amendment due to concerns about adopting changes that would apply to the entire Planned Commerce Zone.

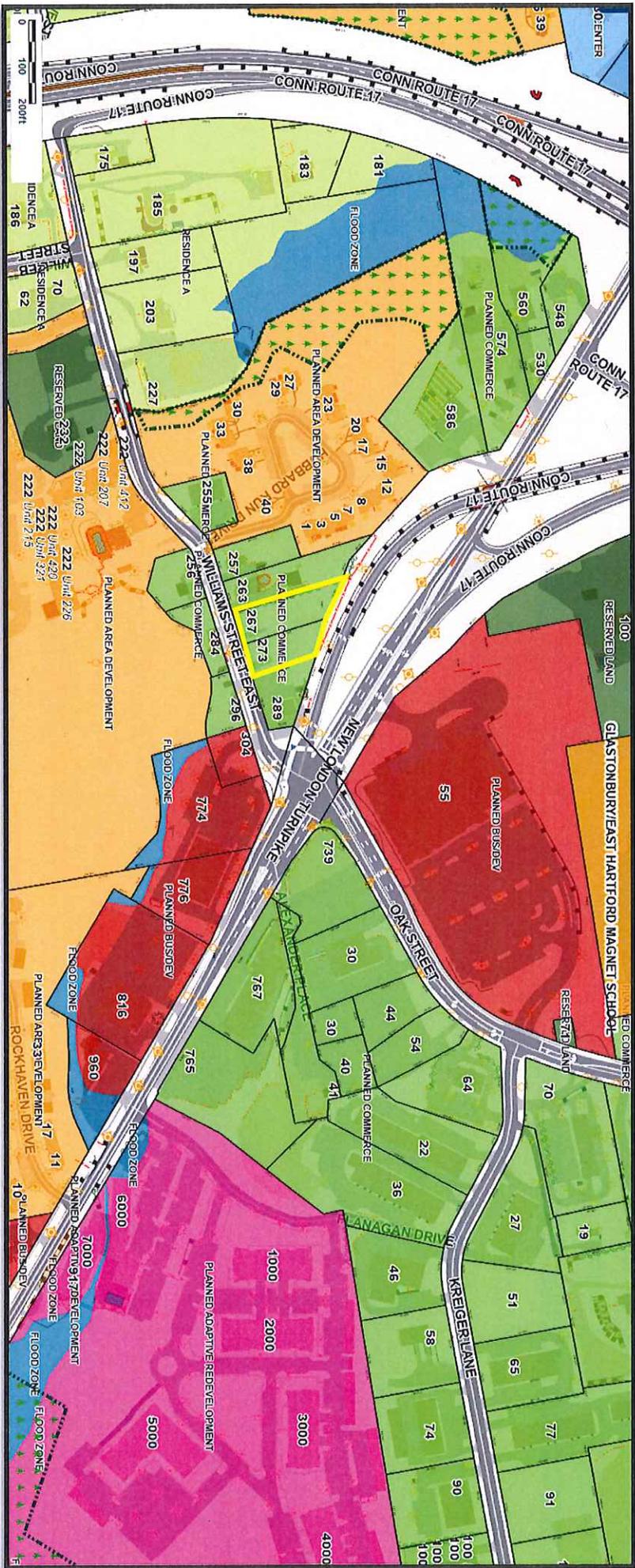
- Following the approval of the use variance the Applicant shall present a site plan to the Town Plan & Zoning Commission for its review and approval
- The Applicant shall return to the Town Plan & Zoning Commission every two (2) years to review the proposed use

The Zoning Board of Appeals is permitted to grant the requested use variance, as it is a use that is permitted elsewhere in the municipality. Specifically, the “Retail Trade – automotive” use is permitted in the Planned Business and Development Zone, Town Center Zone, Main Street Commercial Corridor Flood Zone and Planned Travel Zone. The proposed use on the Site will not substantially affect the comprehensive zoning and is in harmony with the purpose and intent of the regulations. Car dealerships and automotive related uses have existed in this area of Town for decades. Exceptional difficulty and unusual hardship exist with this Application when the regulation is strictly applied. The granting of the use variance will allow the Applicant a reasonable use of its property. Finally, the granting of the variance for storage of vehicles, will not be injurious to the neighborhood or otherwise detrimental to the public welfare as there will be little to no traffic generated from the use and additional landscaping is proposed.

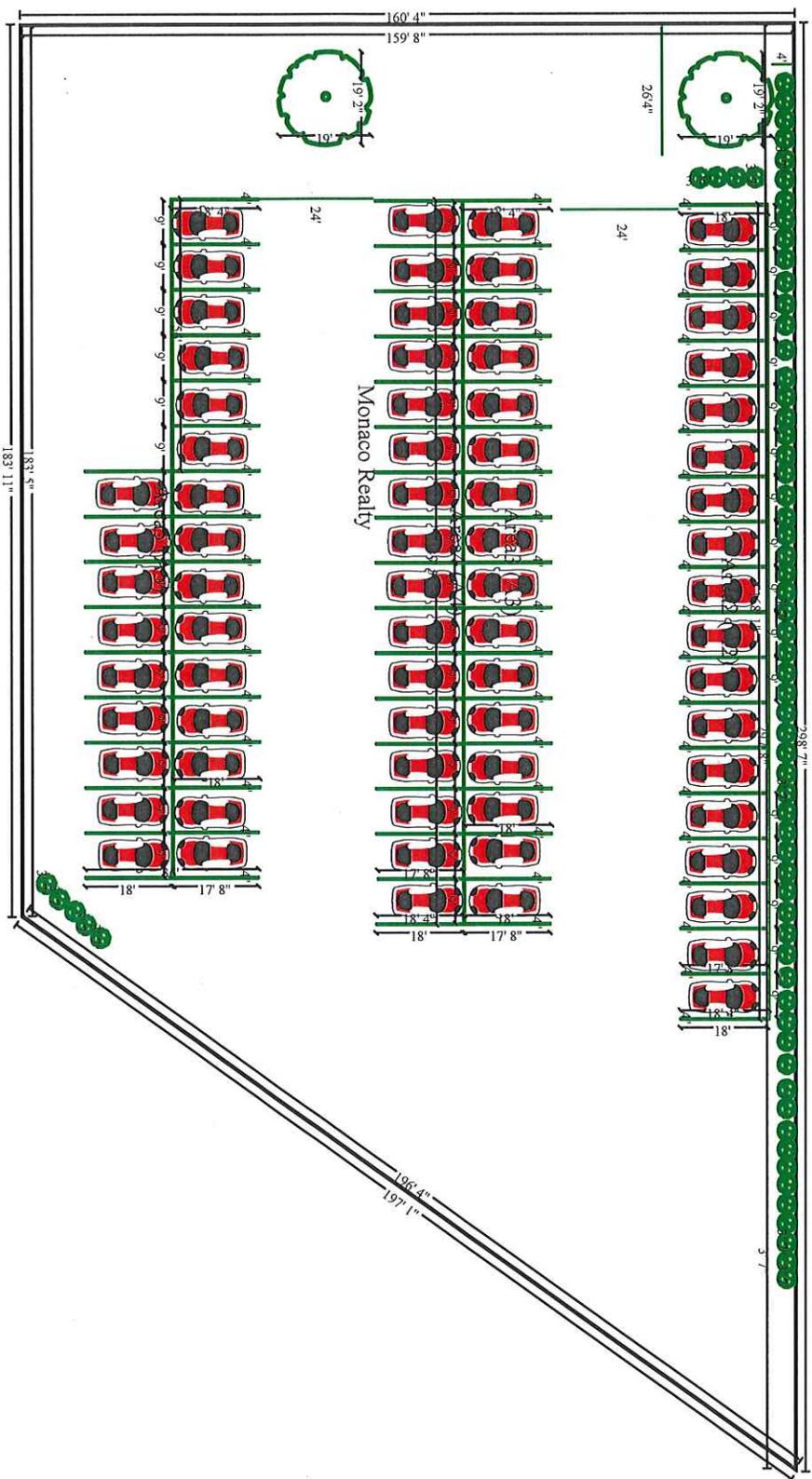
The owner first considered seeking a text amendment to allow the use in the Planned Commerce Zone. This proposal was rebuffed by the Town’s Zoning Authority (Town Council) out of a concern that the use would then appear in other parts of the Planned Commerce Zone. The Monacos were left with the alternative of seeking a use variance because of the Zoning Authority’s declination to act to assist a business that has operated in Glastonbury for more than 100 years, employees 100 people and has provided the community with outstanding service. The need for additional vehicle storage has been forced on Monaco Ford by the manufacturer who gives the dealer no option but to accept delivery of new vehicles. The change in the rate of absorption of inventory because of the pandemic, has imposed this need on Monaco Ford.

Aerial View of Surrounding Area





Zoning Map of Surrounding Area



Proposed Vehicle Storage