

CHU'S
1336 WEST BAY STREET

	Applicant: Dipesh Patel	X	New		Add-On
X	Beer	X	Wine		Liquor

Proposed License Classification

CLASS E – RETAIL DEALER (OFF PREMISES CONSUMPTION)

Proposed Zoning Use

1336 W Bay St (PIN 20020 12007):
Proposed Use, Food-Oriented Retail with *Ancillary retail dealer (off-premises consumption of alcohol)* within the current B-C (Community Business) Zoning District.

TASK

RESPONSIBLE PARTY

Initial Review		Revenue Department	
X	Applicant Interview – Classification Overview	Date: 11/05/2025	
X	Previous License Review	Notes: No additional licenses held by applicant	
X	Alcohol Review Committee	Date: 11/05/2025	Compliant: Yes
X	Health Dept/Dept of Ag Coordination (If needed)	Notes: Compliant	

Public Hearing (Scheduled for)		Clerk of Council	
X	Advertised in Newspaper		

Retail with Ancillary retail dealer (off-premises consumption of alcohol) within the current B-C (Community Business) Zoning District.		Requires Special Use Approval or Variance	<ol style="list-style-type: none"> 1. <u>Permitted by Right:</u> The principal use classifications, <i>Food-Oriented Retail</i>, is permitted by right in said zoning district. 2. <u>Is in the AD-1 District (West Bay St Area) – pre-existing non-conforming:</u> The Alcohol License has not expired for more than a year and is current. Therefore, the accessory use classification <i>Ancillary retail dealer (off-premises consumption)</i> may be re-established and considered a pre-existing, non-conforming use based on 7.14.4.c. 3. <u>Permitted as a Pre-existing, Non-conforming Use. See above.</u> 4. The parking requirement has been met as Pre-existing/ exempt. 5. Is an Existing use/occupancy, but new ownership, management or request. 6. Business Location Approval (BLA) Application for Food-Oriented Retail was recently Approved on November 20, 2025 (File No. 25-005308-BA).
	X	Permitted as a Non-Conforming Use	
		Not Permitted	