

Ruby's Corner 1170 East Derenne Avenue

	Applicant: Deana Dabit	x	New		Add-On
X	Beer	x	Wine		Liquor

Proposed License Classification
CLASS E – RETAIL PACKAGE

Proposed Zoning Use
1170 E Derenne Ave (PIN 20125A05008): Proposed Use, Convenience Store and Fuel/Gas station with Ancillary retail dealer (off-premises consumption of alcohol), within the current B-N (Neighborhood Business) zoning district.

TASK	RESPONSIBLE PARTY
Initial Review	Revenue Department
X Applicant Interview – Classification Overview	Date: 07/15/2026
Previous License Review	Notes:
X Alcohol Review Committee	Date: 07/15/2026 Compliant: Yes
Health Dept/Dept of Ag Coordination (If needed)	Notes:

Public Hearing (Scheduled for)	Clerk of Council
X Advertised in Newspaper	Date: 7/30/2026

Measurement Report	SPD ABC Unit
x In Compliance	
x Measurements Taken	Date: 7/13/2026
x Sign Posted	Date: 7/30/2026

Public Safety Review	SPD ABC Unit
x Background Check Completed	Date: 7/29/2026
x Public Safety Plan Reviewed	Date: 7/24/2026

Neighborhood Notification	Human Services Department
X Email Notification	Date: 7/29/26 Notes: No Active Neighborhood Association
Phone Contact	Date: Notes:
Visit	Date: Notes:
Meeting Held (If Requested by Association)	Date: Notes:

Code Enforcement Site Review	Code Compliance Department
X Inspection Conducted	Date: 8/5/2026 Notes: Open Violations include Premise Identification, Roofs and Drains, Debris and Objects, Overgrowth and Vegetation, and Maintain Tree Lawns, Side Streets, Sidewalks Free of Litter
Compliant	X Non-Compliant

Density Map	Development Service
X Completed	Date: 7/28/26

Zoning Review			Planning and Urban Design Department
Proposed Use, Convenience Store and Fuel/Gas station with Ancillary retail dealer (off-premises consumption of alcohol), within the current B-N (Neighborhood Business) zoning district.		Is Permitted by Right	Notes: 1. Is Permitted as a Limited Use with Standards: The principal use classifications, Convenience store and Fuel/Gas station, are permitted as limited uses with standards in the zoning district. This use is pre-existing; the standards are met through continuation of legal use and/or nonconforming standards. 2. Is in the AD-9 District (East Derenne Ave Area) – pre-existing non-conforming: The parcel is located within the boundaries of an Alcohol Density Overlay District AD-9. The Alcohol License has not expired for more than a year and is current. Therefore, the accessory use classification Ancillary retail dealer (off-premises consumption) may be re-established and considered a pre-existing, non-conforming use based on 7.14.4.c. 3. Permitted as a Pre-existing, Non-conforming Use. See above. 4. The parking requirement has been met as Pre-existing /exempt. 5. Is an Existing use/occupancy, but new ownership, management or request. 6. A new Business Location Approval (BLA) Application for Convenience Store and Fuel/Gas station has not been submitted for new ownership.
	X	Is permitted as a Limited Use with Standards (Conditions)	
		Requires Special Use Approval or Variance	
	X	Permitted as a Non-Conforming Use	
		Not Permitted	