

**Waters Pantry
2014 Waters Avenue**

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

Proposed License Classification	
CLASS E – COMPLIMENTARY (OFF- PREMISES CONSUMPTION)	

Proposed Zoning Use	
2014 Waters Ave (PIN 20063 05001): Proposed Use, <i>Convenience store with Ancillary retail dealer (off-premises consumption of alcohol)</i> , within the current TC-1 (Traditional Commercial-1) zoning district.	

TASK		RESPONSIBLE PARTY	
Initial Review		Revenue Department	
X	Applicant Interview – Classification Overview	Date: 01/07/2026	
X	Previous License Review	Notes:	
X	Alcohol Review Committee	Date: 01/07/2026	Compliant: Yes
X	Health Dept/Dept of Ag Coordination (If needed)	Notes: Compliant	

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

Measurement Report		SPD ABC Unit	
X	In Compliance	Not In Compliance	
X	Measurements Taken	Date: 01/12/2026	
X	Sign Posted	Date: 01/29/2026	

Public Safety Review		SPD ABC Unit	
X	Background Check Completed	Date: 01/29/2026	
X	Public Safety Plan Reviewed	Date: 01/29/2026	

Neighborhood Notification		Human Services Department	
	Email Notification	Date:	Notes:
	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: 1/29/2026 Notes: Flashing Signs Prohibited	
	Compliant	Non-Compliant	

Density Map		Development Service	
X	Completed	Date: 1/26/26	

Zoning Review			Planning and Urban Design Department	
Proposed Use, Convenience	X	Is Permitted by Right	Notes:	
		Is permitted as a Limited Use with Conditions		

<p><i>store with Ancillary retail dealer (off-premises consumption of alcohol), within the current TC-1 (Traditional Commercial-1) zoning district.</i></p>	X	Requires Special Use Approval or Variance (pre-existing, non-conforming – see notes)	<ol style="list-style-type: none"> 1. <u>Permitted by Right:</u> The accessory use classification, <i>Ancillary retail dealer (off-premises consumption of alcohol)</i>, as defined in Article 13 of the zoning ordinance, is allowed by right in the zoning district. The property is not within the boundaries of an Alcohol Density Overlay District. 2. <u>Permitted as a Pre-existing Non-Conforming Special Use:</u> Although Convenience Store use currently requires a Special Use Permit in the TC-1 zoning district, the subject property was lawfully established (2014) prior to the adoption of the 2019 zoning ordinance and has maintained a valid Business Tax Certificate without lapse exceeding twelve (12) months. The use is therefore permitted to continue as a pre-existing nonconforming special use, and no new Special Use Permit is required. 3. <u>Permitted as a Nonconforming Use (see above).</u> 4. The parking is existing and exempt / met. 5. Is an Existing use/occupancy, but new ownership, management or request. 6. The most recent Business Location Approval for the proposed <i>Convenience store</i> principal use classification was approved on November 12, 2025, per File No. 25-005331-BA.
	X	Permitted as a Non-Conforming Use	
		Not Permitted	