

4/5/23
CK # 1317
\$280



Zoning Board of Appeals

Town of Southington

Municipal Center, 196 North Main Street, Southington, CT 06489 (860) 276-6248

Date Submitted: 4/5/23

Appeal No.: 6625 A

APPLICATION

Fee: See fee schedule \$280

Owner name and mailing address: (please print)

57 W. Main St. LLC

120 West Main St

Plantville, CT 06479

Telephone 860-621-5311

Email _____

Applicant name and mailing address: (please print)

Vincenzo Infante

60 Deer Run

Plantville, CT 06479

Telephone 860-877-6655

Email lionsciencecoffee@gmail.com

Address of Property: 57 West Main St. Plantville, CT 06479

Assessor's Map # 075 Parcel # 025 Volume 1363 Page 0844

Type of Application: (check one):

*Special Exception _____ *Variance _____ Appeal Ruling of Zoning Enforcement Officer Dated: _____

Other (specify) _____

Zone: CB Zoning Regulation(s): _____

Nature and Description of Application: Restaurant Wine & Beer

For variance application, describe how the zoning regulations impose an exceptional difficulty or undue hardship on this property. Please describe all potential difficulties or hardships (you may continue on the back of the form):

See Attached

Are the premises within 500' of an adjacent municipality? No

This appeal relates to: _____ Use _____ Area _____ Yards _____ Height _____ Setback _____ Signs _____ Accessory Building
_____ Gasoline Station/Repair Motor Vehicles Sale of Alcohol _____ Other (specify) _____

Signature of Applicant/Owner/Agent _____

(please print) Vincenzo Infante

Please include 5 copies of a plot plan (Class A-2 survey) unless waived by the Zoning Enforcement Officer.

An approval of a special exception or variance by the ZBA only becomes effective after proper notice has been published by the Town and the applicant has filed a copy of his/her approval letter with the Town Clerk on the land records (Sect. 8-7 of the Connecticut General Statutes). The applicant must submit the Volume & Page number of the filing on the Land Records to the Planning Department when applying for a subsequent land use permit or Zoning Permit.

PLANNING STAFF ONLY

Hearing Date: 4/25/23 Received by: Sme Sign: yes

TO: Zoning Board of Appeals

FROM: Vincenzo Infante on behalf of Lions Den Coffee LLC

On behalf of Lions Den Coffee LLC, DBA: Lions Den Coffee Shop, I, Vincenzo Infante, am requesting a Special Exception from the Town of Southington Zoning Board of Appeals for the service of on-site sales and consumption of Wine and Beer.

That Lions Den Coffee Shop has been an established business for nearly two- and one-half years in the center of Plantsville, Zone CB, Map 075, Parcel #025. In that time, we have proudly served our community with specialty coffee beverages to include traditional Italian coffee beverages and to educate those with a small part of Italian culture. As part of that culture, it is not uncommon to walk inside of an Italian café in Italy and find the sale of wine and beer, and that the zone CB prevents me from encompassing the Italian culture. Along with the preventing the essence of Italian café culture. With this special exception, I hope to also establish a stronghold for our company's future no matter what economic hardships arise out of our control so that we can ensure financial security for our employees at all levels of our company.

That with my request, the sale of alcohol is incidental and subordinate to the principal use and will be located within the confines of the property.

The sale of alcohol proposed within the property of 57 West Main Street, Lions Den Coffee Shop with consist of Sit-down restaurant/Café, with indoor and outdoor seating for patrons.

The sale of alcohol will primarily consist of bottled beer and wine and will consist of employee training to prevent underage drinking, intoxication from over service, and drunk driving.

Measures will also be taken to prevent any malfeasance within the confines of our proposed outdoor seating area to include fencing and crash prevention. These measures are planned to be implemented once the Plantsville Renaissance is completed to prevent personal property damage from proposed construction.

If the Special Exception is granted, the nature, location, size, intensity, and site layout of the coffee shop will remain virtually unchanged and will not have a detrimental impact to the area. Access to the Coffee Shop will be controlled through the Main Entrance and would not have any further impact on the surrounding neighborhood.

That I would also like to add that I proudly served as a Bristol Police Officer from 2012 to 2022 and left in good standing. In that time, I had proudly upheld the law to include enforcement of Drunk Driving and other Consumer Protection Liquor Laws and fully understand the responsibility as a business owner, if granted permission, to serve wine and beer in a safe manner on the premises.

57 West Main Street, LLC
120 West Main Street
Plantsville, CT 06479

March 29, 2023

To Whom it may concern:

I Dean Michanczyk give Vinny Infante of Lion's Den (Vincenzo's LLC) permission to obtain a liquor permit for my building at 57 West Main Street. Plantsville, CT 06479

If you have any questions, I can be reached at 860-637-7712

Thank you,

A handwritten signature in black ink, appearing to read 'Dean Michanczyk', with a stylized, overlapping flourish.

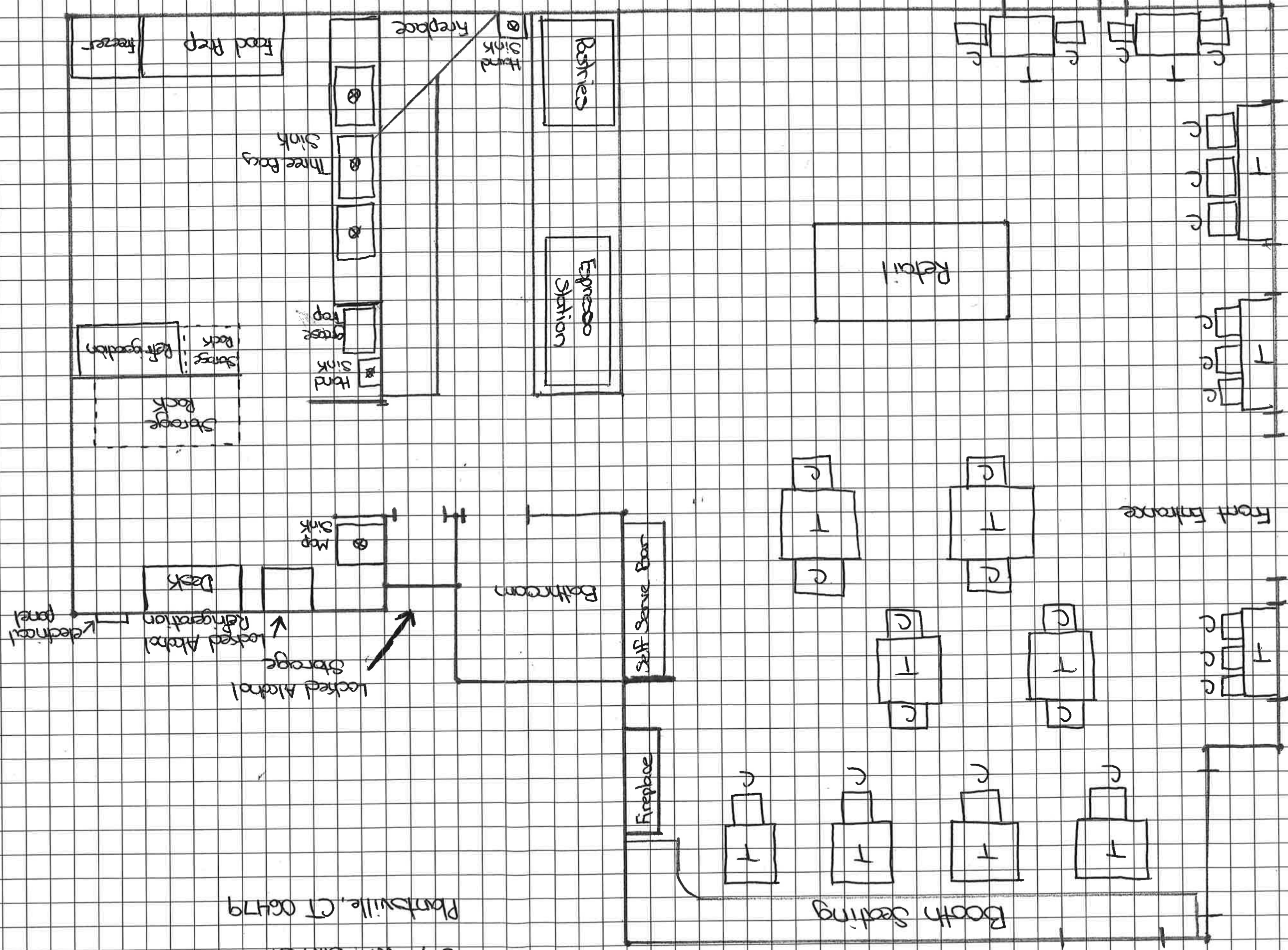
Dean Michanczyk

57 West Main Street, LLC.



T = Table
C = Chair

57 W. Main St.
Plantville, CT 06479



ZBA #6625A