

Applicant Submission

Company Name (if applicable):

Hyatt Auto Sales Ltd.

LOC Number (office use only):

Applicant's Name:

Steven Itzcovitch

Date:

January 19, 2022

To whom it may concern:

We propose to change the land use designation of the site from Industrial-General (I-G) District to Direct Control (DC) based on Industrial General (I-G) District to provide greater flexibility of uses. The site is located within Manchester Industrial, which includes many buildings zoned as I-C (an example is Infini Health, a medical clinic located in the adjacent building) as well as I-G and C-COR3.

With the pandemic and the economic uncertainty, it has proven more challenging to find new tenants when existing tenants move out. Some of the units are vacant for a number of months before being leased. We believe that it would be beneficial to the community to provide accessible healthcare services (small scale that would not dramatically increase traffic and that would use the existing parking). There is ample on-site parking as well as an abundance of street parking.

Our proposal allows for a range of uses that are compatible with and complement existing light industrial and commercial uses in the area.

As part of our outreach, we talked with many of our neighbor businesses, both in the same block and adjacent blocks, and only received positive feedback. Since many other buildings in the area are already zoned I-C or C-COR3, the surrounding businesses were not at all concerned about negative impacts on the community.

We hope that this application is successful and contributes to the diversity and community of Manchester Industrial.

Thank you for your time and consideration.