City of NORFOLK

C: Dir., Department of City Planning

**To the Honorable Council**
**City of Norfolk, Virginia**

December 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Rezoning to modify conditions on property zoned conditional C-2 (Corridor Commercial), and Special Exceptions to operate a microbrewery and entertainment establishment with alcoholic beverages**

Reviewed: _____ **Ward/Superward: 2/6**
Ronald H. Williams, Jr., Deputy City Manager

Approved: _____ **Item Number:** **PH-8**
Marcus D. Jones, City Manager

I. **Staff Recommendation: Approval.**

II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval.**

III. **Requests:**
   a. ***Change of Zoning*** – modify conditions on property zoned conditional C-2 (Corridor Commercial) to add entertainment establishment and microbrewery as uses permitted by special exception
   b. ***Special Exception*** **– microbrewery**
   c. ***Special Exception*** **– entertainment establishment with alcoholic beverages**

IV. **Applicant: Maker's Craft Brewery by Rick Mariani**

V. **Description:**
   - The requests are to allow Maker's Craft Brewery to operate a microbrewery with an entertainment component in the historic Dagenhart building.
   - To accommodate the proposed microbrewery and entertainment establishment, a rezoning is necessary to modify the conditions attached to the conditional C-2 zoning for the property.
     - Microbreweries and entertainment establishments are proposed to be added as land uses that are permitted on the property with special exceptions.
   - This establishment plans to serve alcoholic beverages that are brewed on-premises, to be sold for both on and off-premises consumption.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:
- Staff Report to CPC dated November 12, 2015 with attachments
- Letters of support – Ghent Neighborhood League and Ghent Business Association
- Proponents and Opponents
- Ordinances

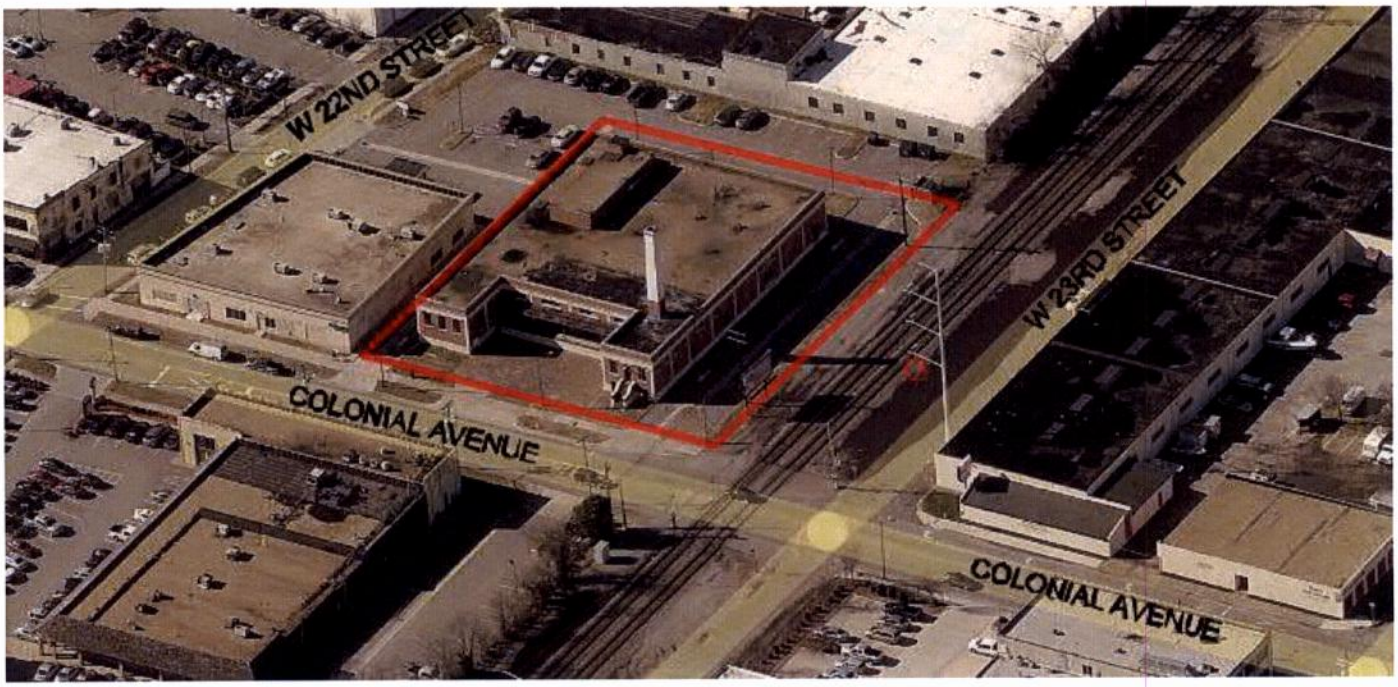
THE CITY OF NORFOLK
CITY PLANNING

**Planning Commission Public Hearing: November 12, 2015**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Matthew Simons, CZA, CFM

| **Staff Report** | **Item No.** 6 | |
|---|---|---|
| **Address** | **2219 Colonial Avenue** | |
| **Applicant** | **Makers Craft Brewery** | |
| **Requests** | **Change of Zoning** | **a.** To modify conditions on property zoned conditional C-2 (Corridor Commercial) to add entertainment establishment and microbrewery as uses permitted by special exception |
| | **Special Exceptions** | **b.** Microbrewery<br>**c.** Entertainment establishment with alcoholic beverages |
| **Property Owner** | L & L of Norfolk, LLC (Richard Levin) | |
| **Site Characteristics** | Site Area/ Building Area | 36,540 square feet/15,580 square feet |
| | Zoning | Conditional C-2 |
| | Neighborhood | Ghent Business District |
| | Character District | Traditional |
| **Surrounding Area** | North | I-2 (Light Industrial): Palace Station shops |
| | East | C-2 and 21st Street Pedestrian Commercial Overlay (PCO-21st Street) districts: Ghent Market Shoppes & Office Suites; Plaza del Sol restaurant |
| | South | C-2 and PCO-21st Street districts: DaVita Dialysis and Yorgo's |
| | West | I-3 (General Industrial): Yukon Lumber Co. |



**A. Summary of Request**

- The requests are to allow Makers Craft Brewery to operate a microbrewery with an entertainment component in the historic Dagenhart building.
  - The building, built in 1917-18, is listed as a contributing structure within the Norfolk & Western Railroad Historic District, and the necessary renovations are eligible for historic tax credit project (DHR No. 122-5799-0119).
- To accommodate the proposed microbrewery and entertainment establishment, a rezoning is necessary to modify the conditions attached to the conditional C-2 zoning for the property.
  - Microbreweries and entertainment establishments are proposed to be added as land uses that are permitted on the property with special exceptions.
- This establishment plans to serve alcoholic beverages that are brewed on-premises, to be sold for both on and off-premises consumption.

**B. Plan Consistency**

*Change of Zoning*

The proposed change of zoning is consistent with *plaNorfolk2030*, which designates this site as commercial.

*Special Exceptions*

The proposed special exceptions are consistent with *plaNorfolk2030*, which designates this site as commercial.

**C. Zoning Analysis**

**i.** General

If the conditions of the C-2 zoning are approved to be modified, the proposed uses would be permitted with approval of the requested special exceptions.

| | Proposed |
|---|---|
| Hours of operation<br>(open to the public) | 6:00 a.m. until 2:00 a.m.,<br>Monday through Thursday<br>8:00 a.m. until 2:00 a.m., Friday and Saturday<br>9:00 a.m. until 2:00 a.m., Sunday |
| Hours for entertainment and for the sale of alcohol (on-premises sales) | 11:00 a.m. until 2:00 a.m.,<br>seven days a week |
| Hours available for tastings and<br>Hours for the sale of alcohol<br>(off-premises sales) | 6:00 a.m. until midnight,<br>Monday through Thursday<br>8:00 a.m. until midnight, Friday and Saturday<br>9:00 a.m. until midnight, Sunday |
| Entertainment Options | 7 member live band, disc jockey, karaoke,<br>comedian, poetry reading |

| | |
|---|---|
| Seating capacity | 289 seats indoor<br>114 seats outdoor<br>(loading dock/dining along Colonial Avenue)<br>49 rooftop seats<br>500 total capacity |

**ii.** Historic Context

- The building is located with the Norfolk & Western Railroad Historic District, which was adopted by the National Park Service (NPS) in 2015; listed on the National Register of Historic Places (NRHP) and meeting the Virginia Department of Historic Resources (VA DHR) as an area of local historic significance.
- The historic structure was built for the Linde Air Products Co. and features many of the elements found throughout the Norfolk & Western Railroad Historic District (NPS/NRHP Registration Form DHR No. 122-5799).
  - The original "Linde" name remains visibly bricked-in to the tall, square chimney rising up from the roof.
- The applicant proposes to utilize State/Federal historic tax credits to rehabilitate the structure, following all VA DHR guidelines for an appropriate historic restoration.
  - A condition will be added to the special exception stating that no business license shall be issued for any business operating on the property unless the building is renovated and the design of the renovation is approved by either the Virginia Department of Historic Resources, as part of the grant of an application for historic tax credits, or the City's Architectural Review Board, as part of the grant of a certificate of appropriateness.
  - The condition is necessary to ensure that proposed improvements are in keeping with the "Preserving Our Heritage" chapter of *plaNorfolk2030*.
    - Action H2.2.8 of the plan encourages the utilization of historic district design guidelines to promote the appropriate maintenance and rehabilitation of existing structures in historic districts.

**iii.** Parking

*Automobile*

- The site is located in an area zoned for commercial uses within the Traditional Character District, which requires one parking space per 175 square feet of enclosed building area for microbreweries and entertainment establishments.
  - The 15,580 square foot building has an off-street parking need of 89 spaces for the proposed uses.
- The *Zoning Ordinance* promotes the reuse of existing buildings throughout the City by acknowledging all buildings constructed prior to 1992 as being vested from the basic parking minimum parking requirement of one space per 250 square feet. Therefore, the entire 15,580 square foot facility is vested for 62 parking spaces.
  - The proposed uses will produce an increased parking need of 27 additional spaces.
- The property has recently been improved to accommodate 25 new parking spaces on the property.

- The property owner also owns and manages the commercial property directly opposite from the site (Ghent Market Shoppes), which has additional parking available in excess of the required parking needed by the Ghent Market Shoppes.
  - The property owner has agreed to lease 30 parking spaces located behind the Ghent Market Shoppes for the sole purpose of providing Maker's Craft Brewery with overflow off-street parking, which is within close walking distance and directly visible from the Maker's Craft Brewery site.
- Given the site is vested for 62 parking spaces, and since 55 additional spaces have been secured for the use of the building, the uses as proposed, with a parking demand of 89 spaces, is able to mitigate the additional parking demand by providing access to 28 parking spaces in excess of the minimum required for the proposed uses.
  - The uses as proposed should not have a negative off-street parking impact on the surrounding businesses and streets.

*Bicycle Parking*

- Given the square footage of the establishment, the total bicycle parking requirement is for five bike spaces.
  - A bike rack will have to be provided sufficient to accommodate at least four bicycles on the site within clear view of the main entrance.
  - At least one additional bike space will have to be accommodated either inside the building or under a weather-resistant structure in order to meet the Zoning Ordinance requirements for long-term bicycle parking.

**iv.** Flood Zone

- The property is located in the X Flood Zone, which is a low risk flood zone.

**D. Transportation Impacts**

- Institute of Transportation Engineers (ITE) figures estimate that this proposed development including both a brewery and entertainment establishment will generate 1,311 new vehicle trips per day.
- Based upon ITE data, the prior warehouse uses on this site would be expected to generate 61 weekday trips while the proposed new 284 seat entertainment establishment and brewery operation would be expected to generate 1,372 trips on weekdays.
- West 21st Street just south of this location is identified as a severely congested corridor in the PM peak in the most recent update to regional Hampton Roads Congestion Management System (CMS) analysis; however, peak loading times for the proposed use will generally be after the peak afternoon commuting times experienced along the corridor.
- Colonial Avenue adjacent to the site is not listed at a congested corridor in the regional CMS analysis.
- The site is near transit service with Hampton Roads Transit bus route 11 (Colonial) operating adjacent to the site and route 4 (Church Street) serving West 21st Street just to the south.

**E. Impact on the Environment**

- Site improvements shall include landscape improvements to be installed and maintained along the front façade of the building.
- The existing dumpster enclosure will be repaired and fully screened with a masonry enclosure to match the brewery, and landscaping installed along the base.

**F. Impact on Surrounding Area/Site**

By requiring this use to conform to the conditions listed below, the proposed entertainment establishment and microbrewery should not have a negative effect on the surrounding businesses and neighborhood.

**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

- Notice was sent to the Ghent Neighborhood League and Ghent Business Association on September 10.
- Letters of support were received from the Ghent Neighborhood League and Ghent Business Association.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on September 15.
- Letters were mailed to all property owners within 300 feet of the property on October 8.
- Legal notification was placed in *The Virginian-Pilot* on October 8 and October 15.

**J. Recommendation**

Staff recommends that the requests to modify the zoning conditions on the property and the requested special exceptions be **approved** subject to the conditions shown below:

**Modified C-2 Zoning Condition Proffered by Applicant**

(a) The site will only be used for offices, retail sales and services, eating establishments, eating and drinking establishments, entertainment establishments, and microbreweries.

**Microbrewery Conditions**

(a) The hours during which the establishment is open to the public shall be limited to 6:00 a.m. until 2:00 a.m. the following morning, Monday through Thursday, from 8:00 a.m. until 2:00 a.m. the following morning, Friday and Saturday, and from 9:00 a.m. until 2:00 a.m. the following morning, Sunday.

(b) The hours of operation for the sale of alcoholic beverages for on-premises consumption shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days a week.

(c) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 6:00 a.m. until midnight, Monday through Thursday, from 8:00 a.m. until midnight, Friday and Saturday, and from 9:00 a.m. until midnight, Sunday.

(d) The seating for the establishment shall not exceed 289 seats indoors, 114 seats outdoors along the Colonial Avenue façade and loading dock, 49 seats outdoors on the rooftop, and the total occupant capacity, including employees, shall not exceed 500 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

(e) No smoking shall be permitted anywhere in the outdoor and rooftop dining areas.

(f) There shall be no entertainment, no dancing, and no dance floor provided, except as may be authorized by a special exception permitting the operation of an entertainment establishment granted to this same operator as holds this special exception.

(g) No portion of the outdoor and rooftop dining area shall be enclosed and any proposed covering must leave the dining space open.

(h) There shall be no signage or electronic display, including no television or monitor, located on the second floor or rooftop of the building such that it is visible or audible from any portion of a public right-of-way.

(i) No business license shall be issued for any business operating on the property unless the building is renovated and the design of the renovation is approved by either the Virginia Department of Historic Resources, as part of the grant of an application for historic tax credits, or the City's Architectural Review Board, as part of the grant of a certificate of appropriateness.

(j) This special exception shall terminate in the event of a change in ownership of the facility and may be revoked in the event of a change in the operation of the facility as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the facility shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

(k) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner

different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

(l) No alcoholic beverages other than beer, ale, cider or other fermented malt beverages shall be sold.

(m) No alcoholic beverage having more than 21% alcohol by volume shall be sold for off-premises consumption.

(n) No beer shall be sold in any package containing fewer than four (4) bottles or cans with the exception of fillable or refillable containers of at least 32 oz. capacity, with the exception of those bottled craft beers which are exclusively produced in bottles greater than 12 ounces but less than 32 ounces in size.

(o) The facility shall maintain a current, active business license at all times while in operation.

(p) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.

(q) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so at to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

(r) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.

(s) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

(t) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

**Entertainment Establishment Conditions**

(a) The hours during which the establishment is open to the public shall be limited to 6:00 a.m. until 2:00 a.m. the following morning, Monday through Thursday, from 8:00 a.m. until 2:00 a.m. the following morning, Friday and Saturday, and from 9:00 a.m. until 2:00 a.m. the following morning, Sunday.

(b) The hours of operation for the sale of alcoholic beverages for on-premises consumption and the hours for indoor entertainment shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days a week.

(c) The hours for outdoor entertainment shall be limited to 11:00 a.m. until 10:00 p.m., Sunday through Thursday, and from 11:00 a.m. until 11:00 p.m., Friday and Saturday.

(d) The seating for the establishment shall not exceed 289 seats indoors, 114 seats outdoors along the Colonial Avenue façade and loading dock, 49 seats outdoors on the rooftop, and the total occupant capacity, including employees, shall not exceed 500 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

(e) No smoking shall be permitted anywhere in the outdoor and rooftop dining areas.

(f) No portion of the outdoor and rooftop dining area shall be enclosed and any proposed covering must leave the dining space open.

(g) There shall be no signage or electronic display, including no television or monitor, located on the second floor or rooftop of the building such that it is visible or audible from any portion of a public right-of-way.

(h) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

(i) Entertainment shall be limited to live bands having no more than 7 members, disc jockey, karaoke, comedian and poetry reading. No other form of entertainment is permitted.

(j) The dance floors shall not exceed 721 square feet and shall be located as indicated on the basic floor plans attached hereto and marked as "Exhibit B." The dance floors shall be constructed of a different material than the primary floor material.

(k) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."

(l) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.

(m) The establishment shall maintain a current, active business license at all times while in operation.

(n) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.

(o) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.

(p) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so at to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

(q) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.

(r) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.

(s) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

(t) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

(u) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

(v) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.

(w) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.

(x) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.

(y) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:

1) This special exception;

2) Any ABC license(s);

3) Any occupancy permit(s);

4) Certifications of all persons who work on the premises as a security guard;

5) All fire code certifications, including alarm and sprinkler inspection records;

6) Any health department permit(s);

7) The emergency action plan required under the Fire Prevention Code;

8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;

9) The establishment's designated driver program; and

10) The establishment's Security Plan.

(z) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 200 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.

(aa) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

**Attachments**

Location map
Zoning map
1000' radii map of similar ABC establishments
Applications
Physical Survey
Notice to the civic league and business association
Letter of support – Ghent Neighborhood League
Letter of support – Ghent Business Association

## Proponents and Opponents

### Proponents

Rick Mariani – Applicant
2701 Saint Julian Avenue
Norfolk, VA 23504

Robyn Thomas – Representative
913 W. 21st Street
Norfolk, VA 23517

Richard Levin – Property owner
122 W. 21st Street
Norfolk, VA 23517

Felicia S. Mariani
1018 Brandon Avenue
Norfolk, VA 23507

### Opponents

None

11/09/2015 lds

Form and Correctness Approved:

By _____
Office of the City Attorney

Contents Approved: M.S.

By _____
DEPT.

NORFOLK, VIRGINIA

# ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 2219 COLONIAL AVENUE IN ORDER TO CHANGE CONDITIONS ON PROPERTY ZONED CONDITIONAL C-2 (CORRIDOR COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 2219 Colonial Avenue is hereby rezoned in order to change the applicable conditions. The property which is the subject of this rezoning is more fully described as follows:

> Property fronting 169 feet, more or less, along the western line of Colonial Avenue beginning 132 feet, more or less, from the northwestern corner of Colonial Avenue and West 22nd Street and extending northwardly; premises numbered 2219 Colonial Avenue.

Section 2:- That the property rezoned by this ordinance shall be subject to the following condition:

(a) The site will only be used for the following uses: office, retail sales and services, eating establishment, eating and drinking establishment, entertainment establishment, and microbrewery.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

11/10/15 lds

Form and Correctness Approved: RAP

By _____
Office of the City Attorney

Contents Approved: M. S.

By _____
DEPT.

NORFOLK, VIRGINIA

# ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A MICROBREWERY NAMED "MAKER'S CRAFT BREWERY" ON PROPERTY LOCATED AT 2219 COLONIAL AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Maker's Craft Brewery, LLC authorizing the operation of a microbrewery named as "Maker's Craft Brewery" on property located at 2219 Colonial Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 169 feet, more or less, along the western line of Colonial Avenue beginning 132 feet, more or less, from the northwestern corner of Colonial Avenue and West 22nd Street and extending northwardly; premises numbered 2219 Colonial Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

(a) The hours of operation for the establishment shall be limited to 6:00 a.m. until 2:00 a.m. the following morning Monday through Thursday, 8:00 a.m. until 2:00 a.m. the following morning Friday and Saturday, and 9:00 a.m. until 2:00 a.m. the following morning on Sunday. The establishment shall not be open to the public outside of the hours of operation listed herein.

(b) The hours of operation for the sale of alcoholic beverage for on-premises consumption shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days per week.

(c) The hours of operation for the sale of alcoholic beverage for off-premises consumption shall be limited to 6:00 a.m. until 12:00 midnight Monday

through Saturday and from 9:00 a.m. until 12:00 midnight on Sunday.

(d) The seating for the establishment shall not exceed 289 seats indoors, 114 seats outdoors on the ground floor, 49 seats outdoors on the rooftop, and the total occupant capacity, including employees, shall not exceed 500 people. The use authorized by this Special Exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

(e) No smoking shall be permitted anywhere in the outdoor and rooftop dining areas.

(f) There shall be no entertainment, no dancing, and no dance floor provided, except as may be authorized by a special exception permitting the operation of an entertainment establishment granted to the same operator as holds this special exception.

(g) No portion of the outdoor and rooftop dining area shall be enclosed and any proposed covering must leave the dining space open.

(h) There shall be no signage or electronic display, including no television or monitor, located on the second floor or rooftop of the building such that it is visible or audible from any portion of a public right-of-way.

(i) No business license shall be issued for any business operating on the property unless the building is renovated and the design of the renovation is approved by either the Virginia Department of Historic Resources, as part of the grant of an application for historic tax credits, or the City's Architectural Review Board, as part of the grant of a certificate of appropriateness.

(j) This special exception shall terminate in the event of a change in ownership of the facility and may be revoked in the event of a change in the operation of the facility as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the facility shall be

effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

(k) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

(l) No alcoholic beverages other than beer, ale, or other fermented malt beverages shall be sold.

(m) The only alcoholic beverages that may be sold for off-premises consumption are those produced on site.

(n) No alcoholic beverage having more than 21% alcohol by volume shall be sold for off-premises consumption.

(o) All beer sold for off premises consumption shall be in a package containing a minimum of four (4) bottles or cans or shall be in a single fillable or refillable container of at least 32 oz. capacity. However, bottled craft beers that are exclusively produced in bottles greater than 12 ounces but less than 32 ounces in size shall not be subject to this limitation.

(p) The facility shall maintain a current, active business license at all times while in operation.

(q) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.

(r) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.

(s) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

(t) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

(a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

(b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;

(c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;

(d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;

(e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;

(f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;

(g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;

(h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

(i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

(j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and

(k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on

the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (2 pages)

EXHIBIT "A"
Description of Operations
Microbrewery

Date of Application: 7/13/15

Name of business: MAKERS CRAFT BREWERY LLC

Address of business: 2219 COLONIAL AVE

Name(s) of business owner(s)*: V. RICK MARIANI

Name(s) of property owner(s)*: L AND L OF NORFOLK LLC (RICHARD LEVIN)

Name(s) of business manager(s)/operator(s): V. RICK MARIANI

Daytime telephone number (757): 624-9025

*If business or property owner is partnership, all partners must be listed.
*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of open to the public:

| ABC Off-Premises Sales | | | On-Premises Alcohol Sales (other than tastings) | | |
|---|---|---|---|---|---|
| Weekday | From 8AM. | To MIDNIGHT | Weekday | From 11AM | To 2AM |
| Friday | From 8AM | To MIDNIGHT | Friday | From 11AM | To 2AM |
| Saturday | From 8AM | To MIDNIGHT | Saturday | From 11AM | To 2AM. |
| Sunday | From 9AM. | To MIDNIGHT | Sunday | From 11AM | To 2AM. |

(Brewing operations permitted 24-hours)

**DEPARTMENT OF CITY PLANNING**
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised September, 2015)

**Exhibit A – Page 2**
**Microbrewery**

3. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:

_____

_____

Signature of applicant/owner

11/10/2015

Form and Correctness Approved:

By _____
Office of the City Attorney

Contents Approved: M. S.

By _____
DEPT.

NORFOLK, VIRGINIA

# ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT KNOWN AS "MAKER'S CRAFT BREWERY" ON PROPERTY LOCATED AT 2219 COLONIAL AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Maker's Craft Brewery, LLC authorizing the operation of an entertainment establishment named "Maker's Craft Brewery" on property located at 2219 Colonial Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 169 feet, more or less, along the western line of Colonial Avenue beginning 132 feet, more or less, from the northwestern corner of Colonial Avenue and West 22nd Street and extending northwardly; premises numbered 2219 Colonial Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

(a) The hours of operation for the establishment shall be limited to 6:00 a.m. until 2:00 a.m. the following morning Monday through Thursday, 8:00 a.m. until 2:00 a.m. on Friday and Saturday, and 9:00 a.m. until 2:00 a.m. the following morning on Sunday. No use of the establishment as an entertainment establishment outside of the hours of operation listed herein shall be permitted.

(b) The hours of operation for the sale of alcoholic beverages for on-premises consumption and the hours for indoor entertainment shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days a week.

(c) The hours for outdoor entertainment shall be limited to 11:00 a.m. until 10:00 p.m., Sunday through Thursday, and from 11:00 a.m. until 11:00 p.m., Friday and Saturday.

(d) The seating for the establishment shall not exceed 289 seats indoors, 114 seats outdoors on the ground floor, 49 seats outdoors on the rooftop, and the total occupant capacity, including employees, shall not exceed 500 people. The use authorized by this Special Exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

(e) No smoking shall be permitted anywhere in the outdoor and rooftop dining area.

(f) No portion of the outdoor and rooftop dining area shall be enclosed and any proposed covering must leave the dining space open.

(g) There shall be no signage or electronic display, including no television or monitor, located on the second floor or rooftop of the building such that it is visible or audible from any portion of a public right-of-way.

(h) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

(i) Entertainment shall limited to live bands having no more than seven (7) members, disc jockey, karaoke,

comedian, and poetry reading. No other form of entertainment is permitted.

(j) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B".

(k) The dance floors shall not exceed 721 square feet and shall be located in one of the locations indicated on the basic floor plans attached hereto and marked as "Exhibit B." The dance floors shall be constructed of a different material than the primary floor material.

(l) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.

(m) The establishment shall maintain a current, active business license at all times while in operation.

(n) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.

(o) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.

(p) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so at to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

(q) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on

the bar or a description printed on the menu.

(r) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

(s) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

(t) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

(u) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.

(v) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.

(w) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.

(x) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:

(1) This Special Exception;

(2) Any ABC license(s);

(3) Any occupancy permit(s);

(4) Certifications of all persons who work on the premises as a security guard;

(5) All fire code certifications, including alarm and sprinkler inspection records;

(6) Any health department permits;

(7) The emergency action plan required under the Fire Prevention Code;

(8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;

(9) The establishment's designated driver program; and

(10) The establishment's Security Plan.

(y) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security

guard per 50 guest occupants on the property whenever occupancy shall exceed 200 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshall, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.

(z) The written security plan submitted to the City as part of the application for this Special Exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

(a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

(b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;

(c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;

(d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;

(e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;

(f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;

(g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;

(h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

(i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

(j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and

(k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:
Exhibit A (16 pages)
Exhibit B (14 pages)

EXHIBIT "A"
Description of Operations
Entertainment Establishment
(Please Print)

Date 7/13/15

Trade name of business MAKERS CRAFT BREWERY

Address of business 2219 Colonial Ave

Name(s) of business owner(s)* MAKER CRAFT BREWERY LLC

Name(s) of property owner(s)* L AND L OF NORFOLK LLC

Name(s) of business manager(s)/operator(s) V. RICK MARIANI

Daytime telephone number (757) 624-9025

*If business or property owner is a partnership, all partners must be listed.
*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

| Facility | | | Alcoholic Beverage Sales and Entertainment | | |
|---|---|---|---|---|---|
| Weekday | From 5AM | To 5pm | Weekday | From 11AM | To 2AM |
| Friday | From 5AM | To 5pm | Friday | From 11AM | To 2AM |
| Saturday | From 5AM | To 5pm | Saturday | From 11AM | To 2AM |
| Sunday | From 9AM | To 5pm | Sunday | From 11AM | To 2AM |

2. Type of ABC license applied for (check all applicable boxes):
   ☑ On-Premises ☑ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:
   ☑ Beer ☐ Wine ☐ Mixed Beverage

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**Exhibit A – Page 2**
**Entertainment Establishment**

4. Will video games, pool tables, game boards or other types of games be provided?
☑ Yes (If more than 4, additional application required) ☐ No

4a If yes, please describe type and number of each game to be provided:
ELECTRONIC GAMES / GAME BOARDS

5. Will patrons ever be charged to enter the establishment?
☑ Yes ☐ No

5a. If yes, why:
NON-PROFIT FUNDRAISERS

5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?
☑ Yes ☐ No

6a. If yes, explain:
CELEBRATIONS / BUSINESS - PROMOTIONS

7. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☑ No

7a. If yes, explain:

8. Will there ever be a minimum age limit?
☐ Yes ☑ No

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**Exhibit A – Page 3**
**Entertainment Establishment**

**9.** Additional comments/description/operational characteristics or prior experience:

_____

_____

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

**Signature of Applicant**

**DEPARTMENT OF CITY PLANNING**
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

LAYOUT 1

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 222
   Number of bar seats 25
   Standing room 88
   Band 7

   b. **Outdoor**
   Number of seats 22
   Roof top bar 49

   c. **Number of employees** 20

| | |
|---|---|
| Cigar Room Seating | 36 |
| Cigar Room Bar Seating | 6 |
| Brewery Production | 15 |
| Offices | 10 |

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 500

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   1 member live band

3. Will a dance floor be provided?
   ☐ Yes ☒ No

   3a. If yes,
   Square footage of establishment _____
   Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 2

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 170
   Number of bar seats 25
   Standing room 14
   Band 7

   b. **Outdoor**
   Number of seats (total includes standing & games) 101
   Roof top bar 49

   c. **Number of employees** 20

| | |
|---|---|
| Cigar Room Seating | 36 |
| Cigar Room Bar Seating | 6 |
| Private Tasting Room | 47 |
| Brewery Production | 15 |
| Offices | 10 |

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 500

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   1 member live band

3. Will a dance floor be provided?
   ☐ Yes ☒ No

   3a. If yes,
   Square footage of establishment _____
   Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 3

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 148
   Number of bar seats 25
   Standing room 36
   Band 7

   b. **Outdoor**
   Number of seats (total includes standing & games) 101
   Roof top Bar 49

   c. **Number of employees** 20

   Cigar Room Seating 36
   Cigar Room Bar Seating 6
   Private Tasting Room 47
   Brewery Production 15
   Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 500

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   7 member live band

3. Will a dance floor be provided?
   ☐ Yes ☒ No

   3a. If yes,
   Square footage of establishment _____
   Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 4

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 166
   Number of bar seats 25
   Standing room 13
   Band 7
   b. **Outdoor**
   Number of seats (total includes standing) 106
   Roof top bar 49
   c. **Number of employees** 20

   Cigar Room Seating 36
   Cigar Room Bar Seating 6
   Private Tasting Room 47
   Brewery Production 15
   Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 500

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   1 member live band

3. Will a dance floor be provided?
   ☐ Yes ☒ No

   3a. If yes,
   Square footage of establishment _____
   Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 5

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 140
   Number of bar seats (includes drink rail) 38
   Standing room 26
   Band 7

   b. **Outdoor**
   Number of seats (total includes standing) 106
   Roof top bar 49

   c. **Number of employees** 20

   Cigar Room Seating 36
   Cigar Room Bar Seating 6
   Private Tasting Room 47
   Brewery Production 15
   Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 500

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   1 member live band

3. Will a dance floor be provided?
   ☐ Yes ☒ No

   3a. If yes,
   Square footage of establishment _____
   Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 6

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 144
   Number of bar seats (total includes drink rail) 38
   Standing room 27
   Band 7

   b. **Outdoor**
   Number of seats (total includes standing & games) 101
   Roof top bar 49

   c. **Number of employees** 20

   Cigar Room Seating 36
   Cigar Room Bar Seating 6
   Private Tasting Room 47
   Brewery Production 15
   Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 500

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   1 member live band

3. Will a dance floor be provided?
   ☐ Yes ☒ No

   3a. If yes,
   Square footage of establishment _____
   Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 7

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 54
   Number of bar seats (total includes drink rail) 38
   Standing room 17
   Band 7

   b. **Outdoor**
   Number of seats (total includes standing) 114
   Roof top bar 49

   c. **Number of employees** 20

| | |
|---|---|
| Dancing | 54 |
| Cigar Room Seating | 36 |
| Cigar Room Bar Seating | 6 |
| Brewery Production | 15 |
| Offices | 10 |

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 415

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   7 member live band, DJ

3. Will a dance floor be provided?
   ☑ Yes ☐ No

   3a. If yes,
   Square footage of establishment 7225 (A2 area)(17,800 total)
   Square footage of dance floor 378

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 8

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 82
   Number of bar seats 25
   Standing room –
   Band 7
   b. **Outdoor**
   Number of seats 114
   Roof top bar 49
   c. **Number of employees** 20

   Dancing 51
   Cigar Room Seating 36
   Cigar Room Bar Seating 6
   Brewery Production 15
   Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 415

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   7 member live band, DJ

3. Will a dance floor be provided?
   ☒ Yes ☐ No

   3a. If yes,
   Square footage of establishment 7225 (A2 Area)(17,800 total)
   Square footage of dance floor 351

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 9

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 42
   Number of bar seats 25
   Standing room –
   Band 7

   b. **Outdoor**
   Number of seats (total includes standing) 114
   Roof top bar 49

   c. **Number of employees** 20

| | |
|---|---|
| Dancing | 91 |
| Cigar Room Seating | 36 |
| Cigar Room Bar Seating | 6 |
| Brewery Production | 15 |
| Offices | 10 |

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 415

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   1 member live band, DJ

3. Will a dance floor be provided?
   ☑ Yes ☐ No

   3a. If yes,
   Square footage of establishment 7225 (A2 Area)(17,800 total)
   Square footage of dance floor 631

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569

LAYOUT 10

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 60
   Number of bar seats 25
   Standing room 14
   Band 7

   b. **Outdoor**
   Number of seats 114
   Roof top bar 49

   c. **Number of employees** 20

Dancing 59
Cigar Room Seating 36
Cigar Room Bar Seating 6
Brewery Production 15
Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 415

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   7 member live band, DJ

3. Will a dance floor be provided?
   ☑ Yes ☐ No

   3a. If yes,
   Square footage of establishment 7,225 (A2 Area)(17,900 total)
   Square footage of dance floor 413

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 11

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees).

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 174
   Number of bar seats 25
   Standing room –
   Band 7
   b. **Outdoor**
   Number of seats 22
   Roof top bar 49
   c. **Number of employees** 20

   Dancing 51
   Cigar Room Seating 36
   Cigar Room Bar Seating 6
   Brewery Production 15
   Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 415

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

   1 member live band, DJ

3. Will a dance floor be provided?
   ☑ Yes ☐ No

   3a. If yes,
   Square footage of establishment 7225 (A2 Area)(17,800 total)
   Square footage of dance floor 357

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 12

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 98
   Number of bar seats 25
   Standing room 24
   Band 7
   b. **Outdoor**
   Number of seats 22
   Roof top bar 49
   c. **Number of employees** 20

   Dancing 103
   Cigar Room Seating 36
   Cigar Room Bar Seating 6
   Brewery Production 15
   Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 415

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

_____

_____

3. Will a dance floor be provided?
   ☑ Yes ☐ No

   3a. If yes,
   Square footage of establishment 7225 (A2 Area) (17,800 total)
   Square footage of dance floor 721

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

LAYOUT 13

**Exhibit A – Floor Plan(s) Worksheet**
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

   a. **Indoor**
   Number of seats (not including bar seats) 136
   Number of bar seats 25
   Standing room 33
   Band 7
   b. **Outdoor**
   Number of seats 22
   Roof top bar 49
   c. **Number of employees** 20

   Dancing 56
   Cigar Room Seating 36
   Cigar Room Bar Seating 6
   Brewery Production 15
   Offices 10

**Total Occupancy**
**(Indoor/Outdoor seats, standing room and employees) =** 415

2. Entertainment
   List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

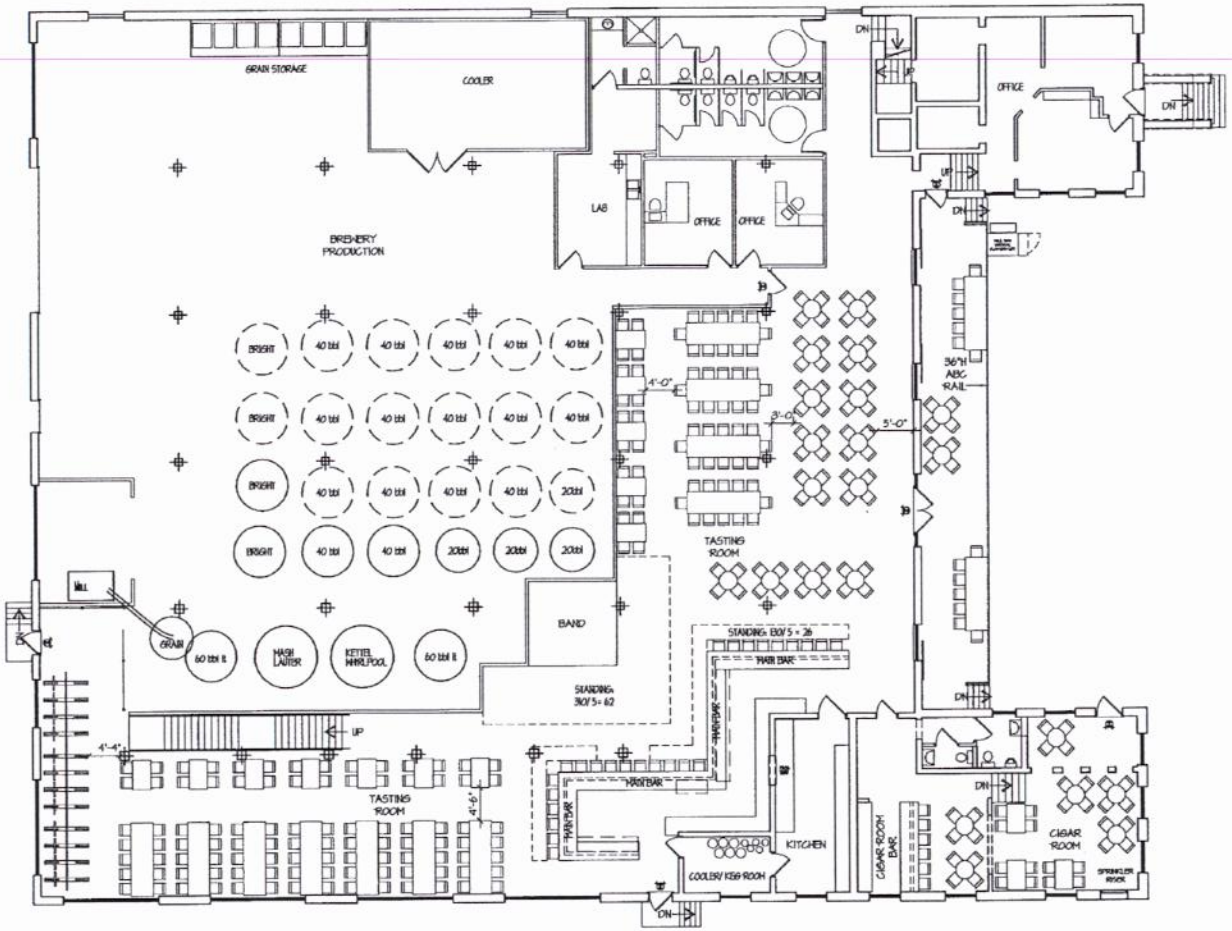
   7 member live band, DJ

3. Will a dance floor be provided?
   ☑ Yes ☐ No

   3a. If yes,
   Square footage of establishment 7,225 (A2 Area)(17,800 total)
   Square footage of dance floor 395

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

Exhibit B

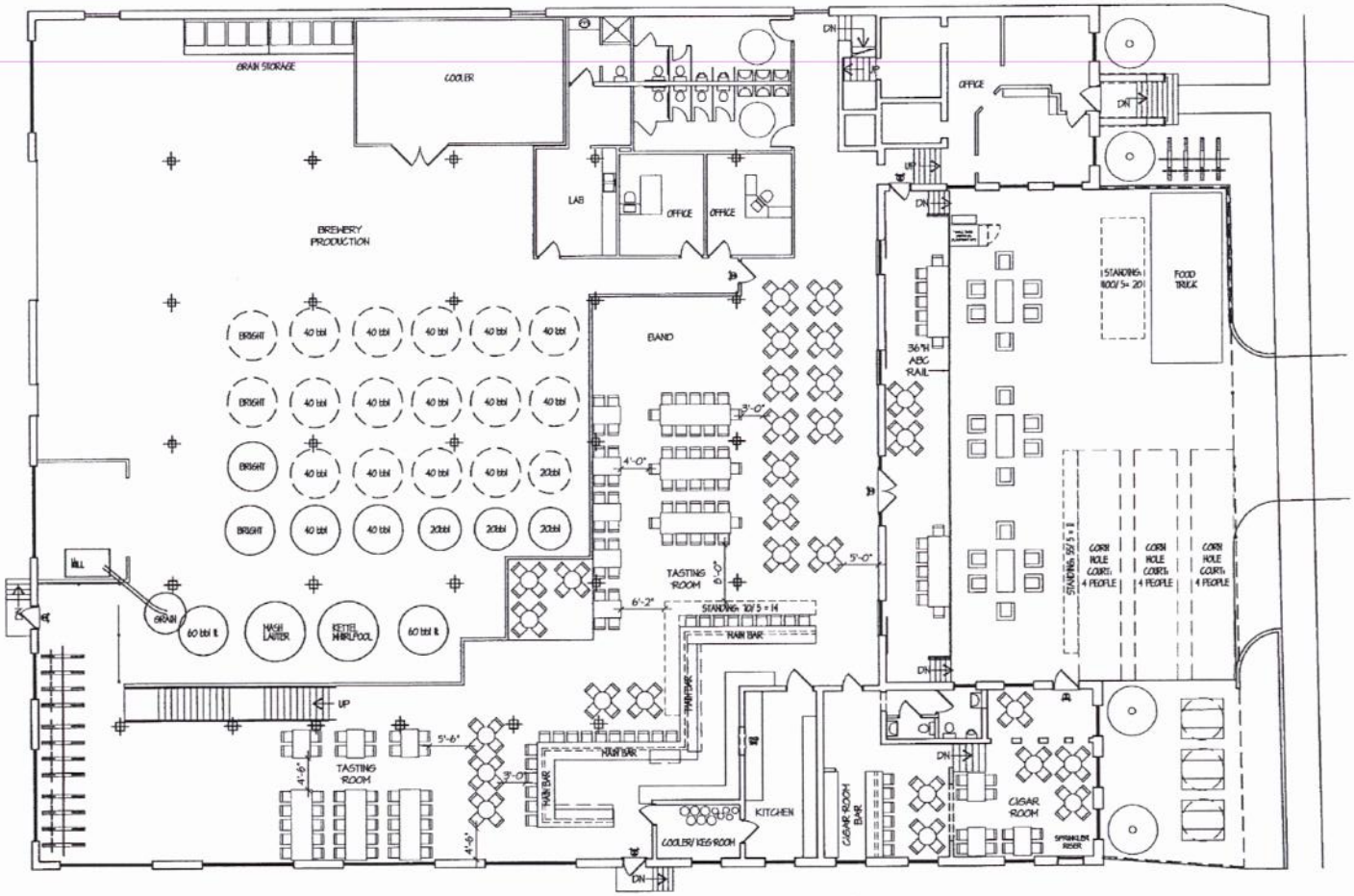



1 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

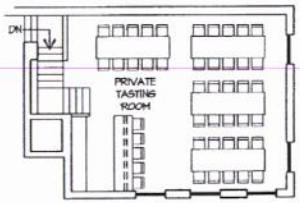
| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 222 |
| INDOOR STANDING | 88 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK | 22 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 500 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT




2 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

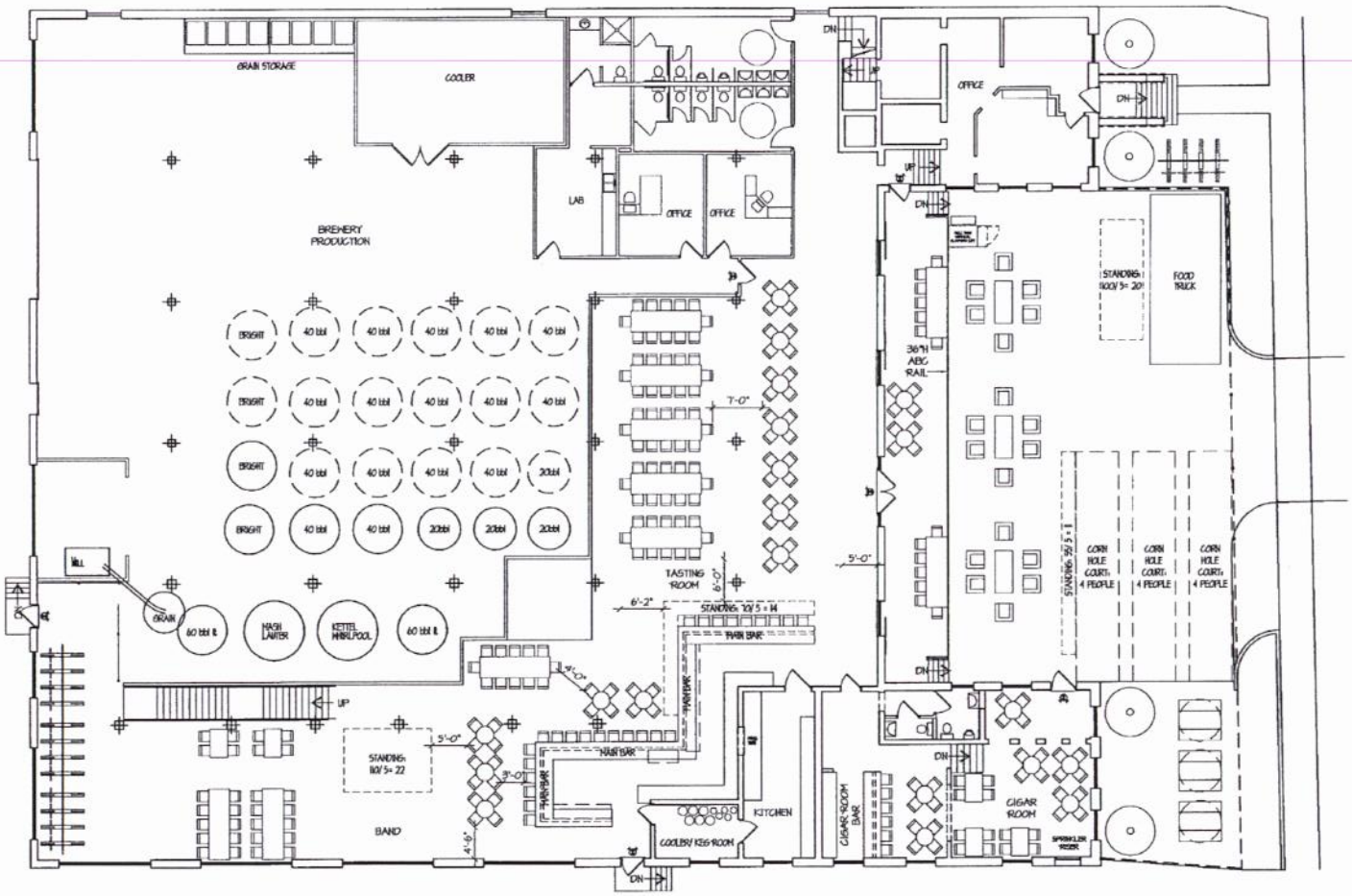



PRIVATE TASTING ROOM
(BASEMENT) 1" = 20'-0"

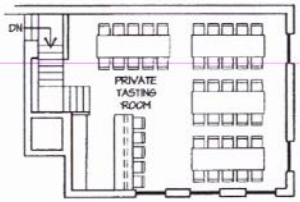
| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 170 |
| INDOOR STANDING | 14 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK/ OUTDOOR DINING | 101 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| PRIVATE TASTING ROOM | 47 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 500 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT



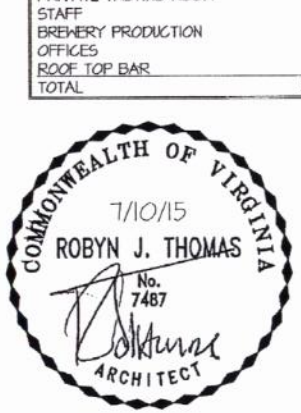

3 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

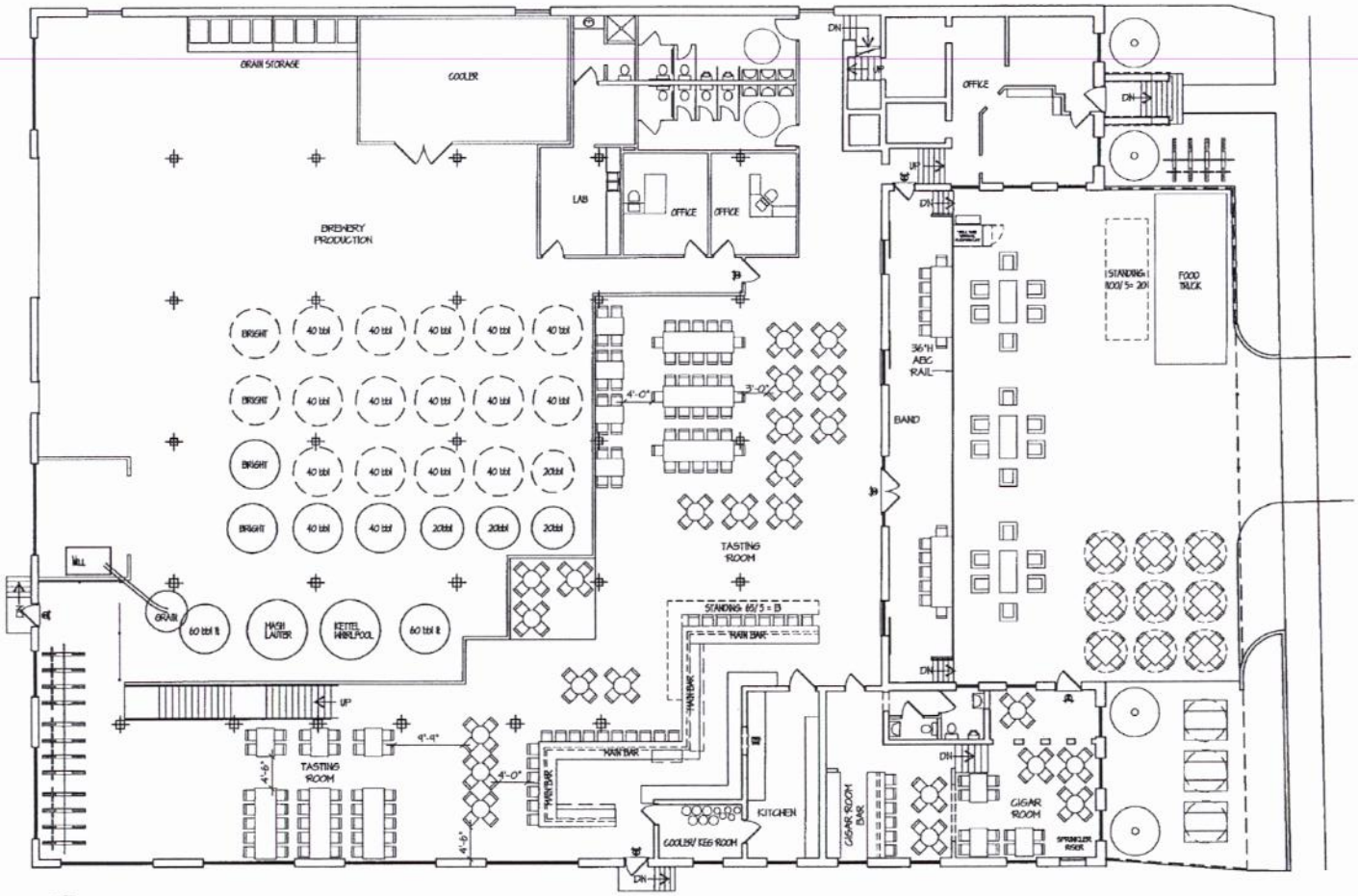



PRIVATE TASTING ROOM
(BASEMENT) 1" = 20'-0"

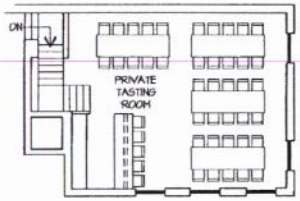
| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED |
| USE GROUP(S): F2/ A2 |
| NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE |
| ACTUAL HEIGHT AND AREA |
| 2 STORIES, 17,000 SF |
| ALLOWABLE HEIGHTS AND AREAS |
| 3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 148 |
| INDOOR STANDING | 36 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK/ OUTDOOR DINING | 101 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| PRIVATE TASTING ROOM | 47 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 500 |






4 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

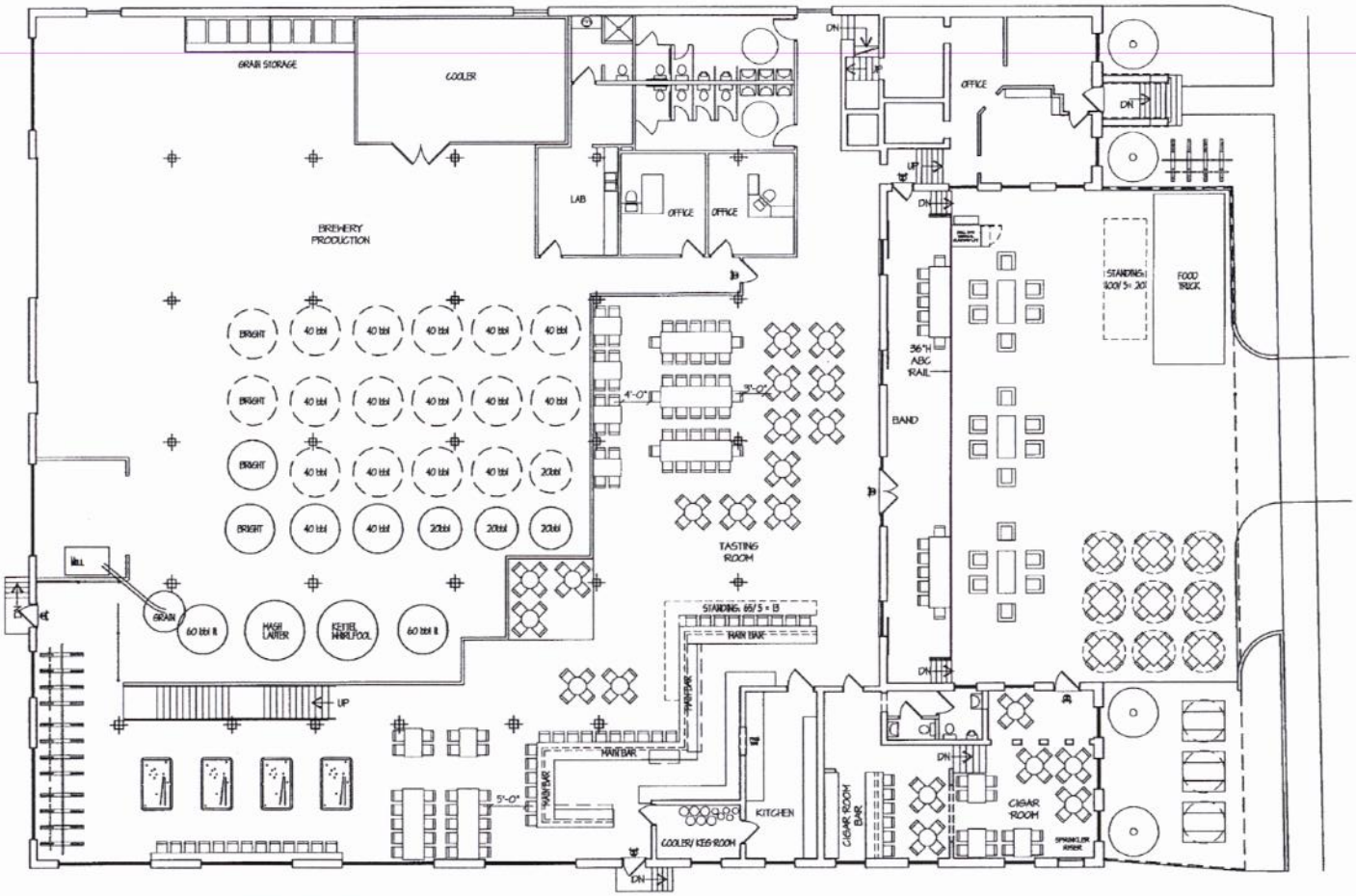



PRIVATE TASTING ROOM
(BASEMENT) 1" = 20'-0"

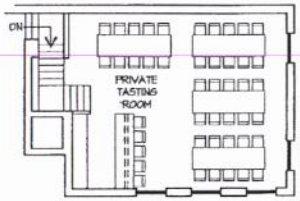
| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 166 |
| INDOOR STANDING | 13 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK/ OUTDOOR DINING | 106 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| PRIVATE TASTING ROOM | 47 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 500 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT



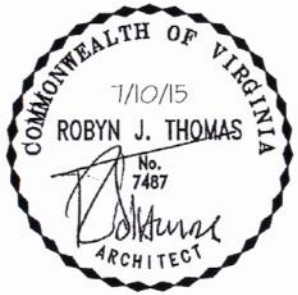

5 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

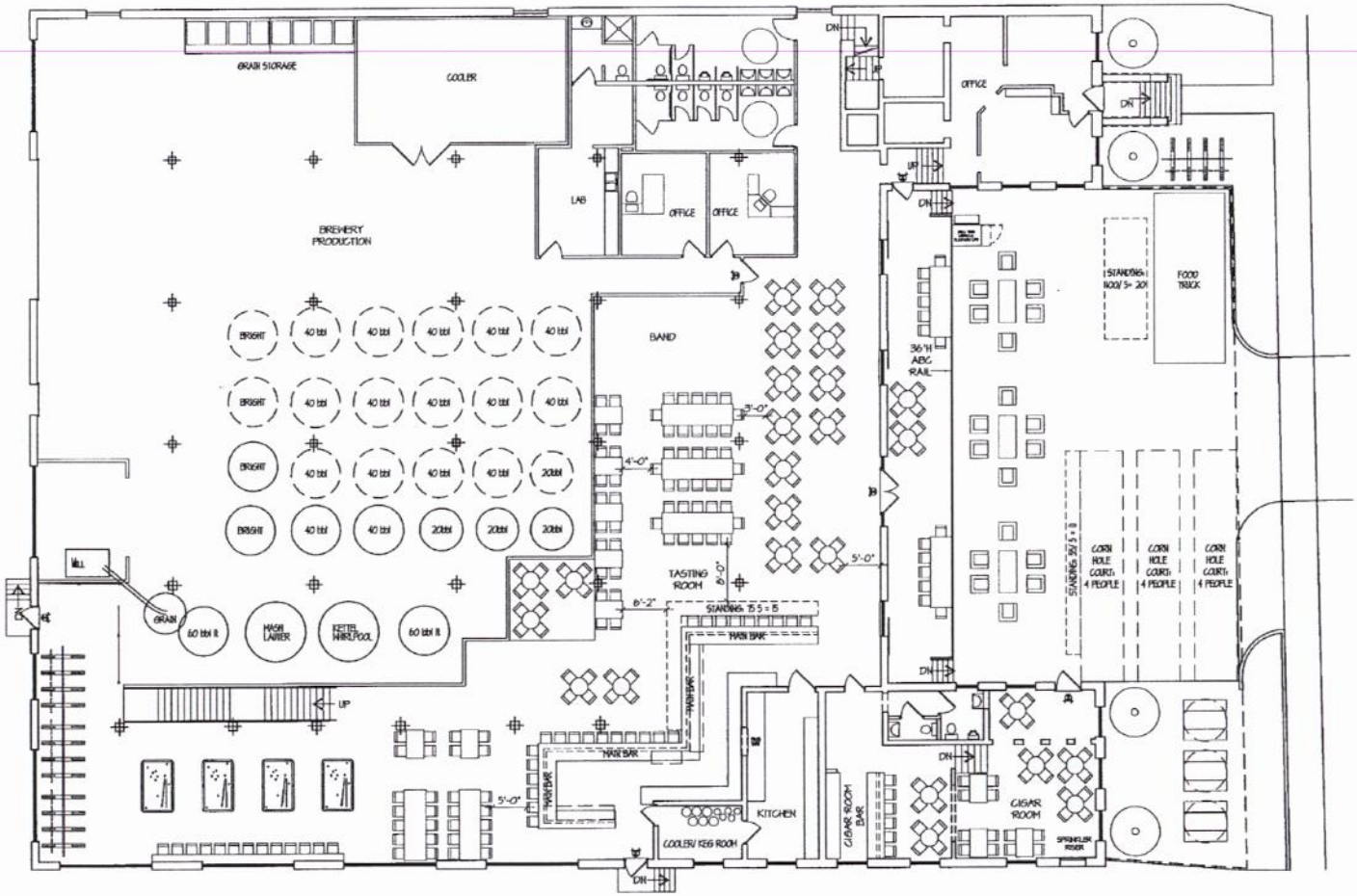



PRIVATE TASTING ROOM
(BASEMENT) 1" = 20'-0"

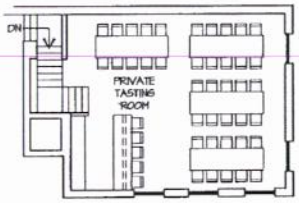
| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 140 |
| INDOOR STANDING/ POOL TABLES | 26 |
| INDOOR BAR SEATING | 38 |
| LOADING DOCK/ OUTDOOR DINING | 106 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| PRIVATE TASTING ROOM | 47 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 500 |





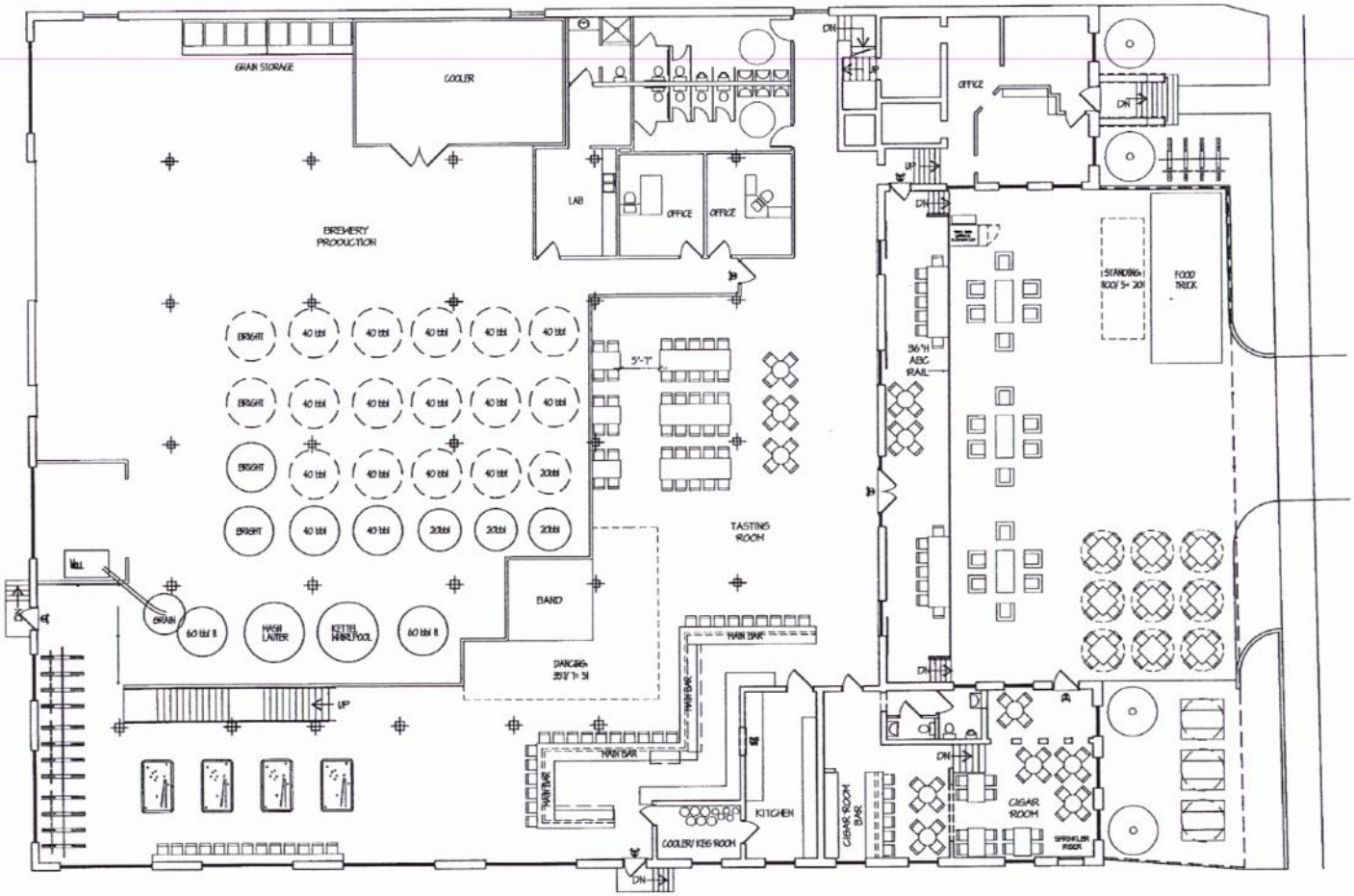

6 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"




PRIVATE TASTING ROOM
(BASEMENT) 1" = 20'-0"

| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 144 |
| INDOOR STANDING/ POOL TABLES | 27 |
| INDOOR BAR SEATING | 38 |
| LOADING DOCK/ OUTDOOR DINING | 101 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| PRIVATE TASTING ROOM | 47 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 500 |

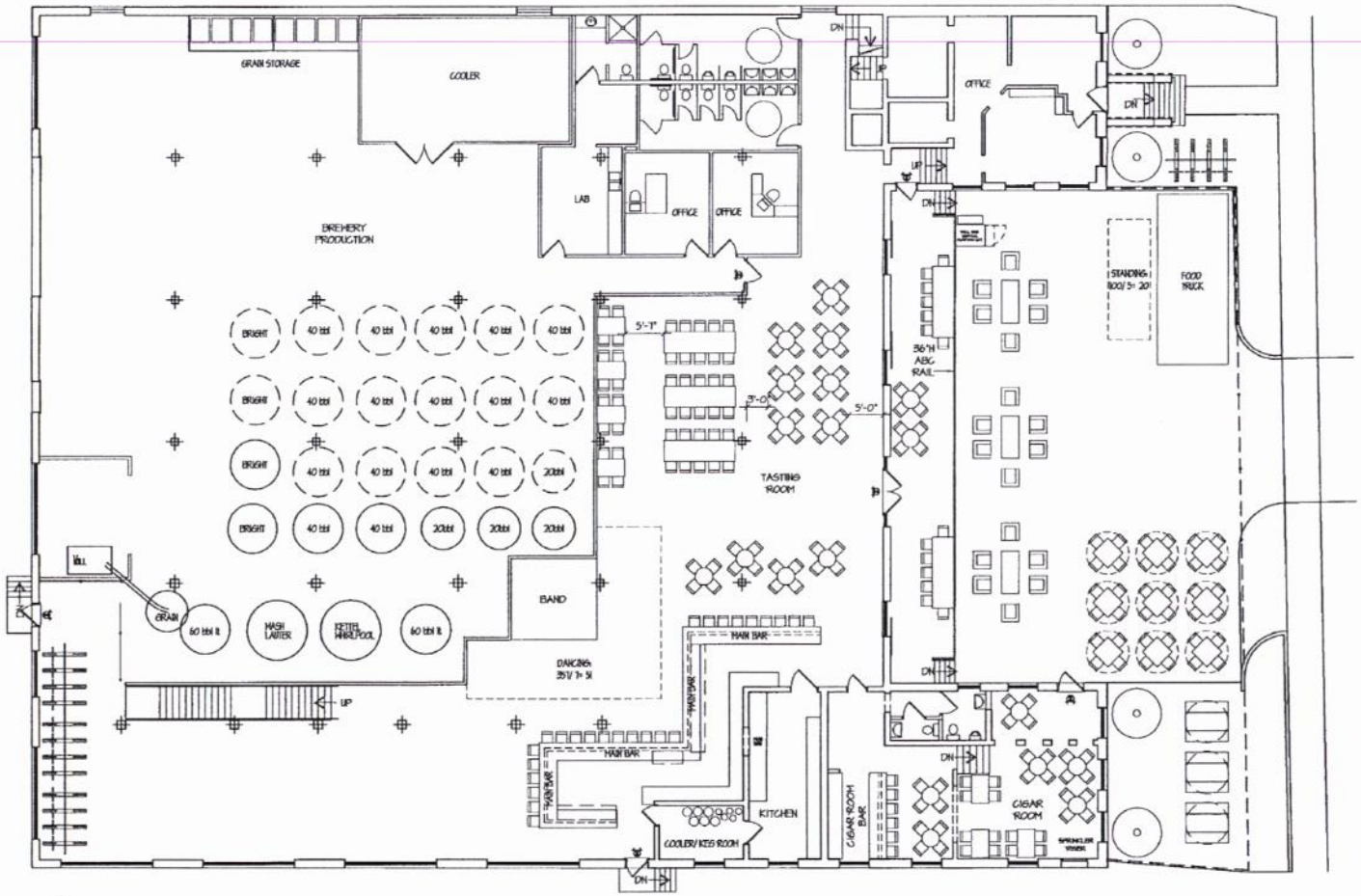



7 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 54 |
| INDOOR DANCING | 54 |
| INDOOR STANDING/ POOL TABLES | 12 |
| INDOOR BAR SEATING | 38 |
| LOADING DOCK/ OUTDOOR DINING | 114 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 415 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT




8 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 82 |
| INDOOR DANCING | 51 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK/ OUTDOOR DINING | 114 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 415 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
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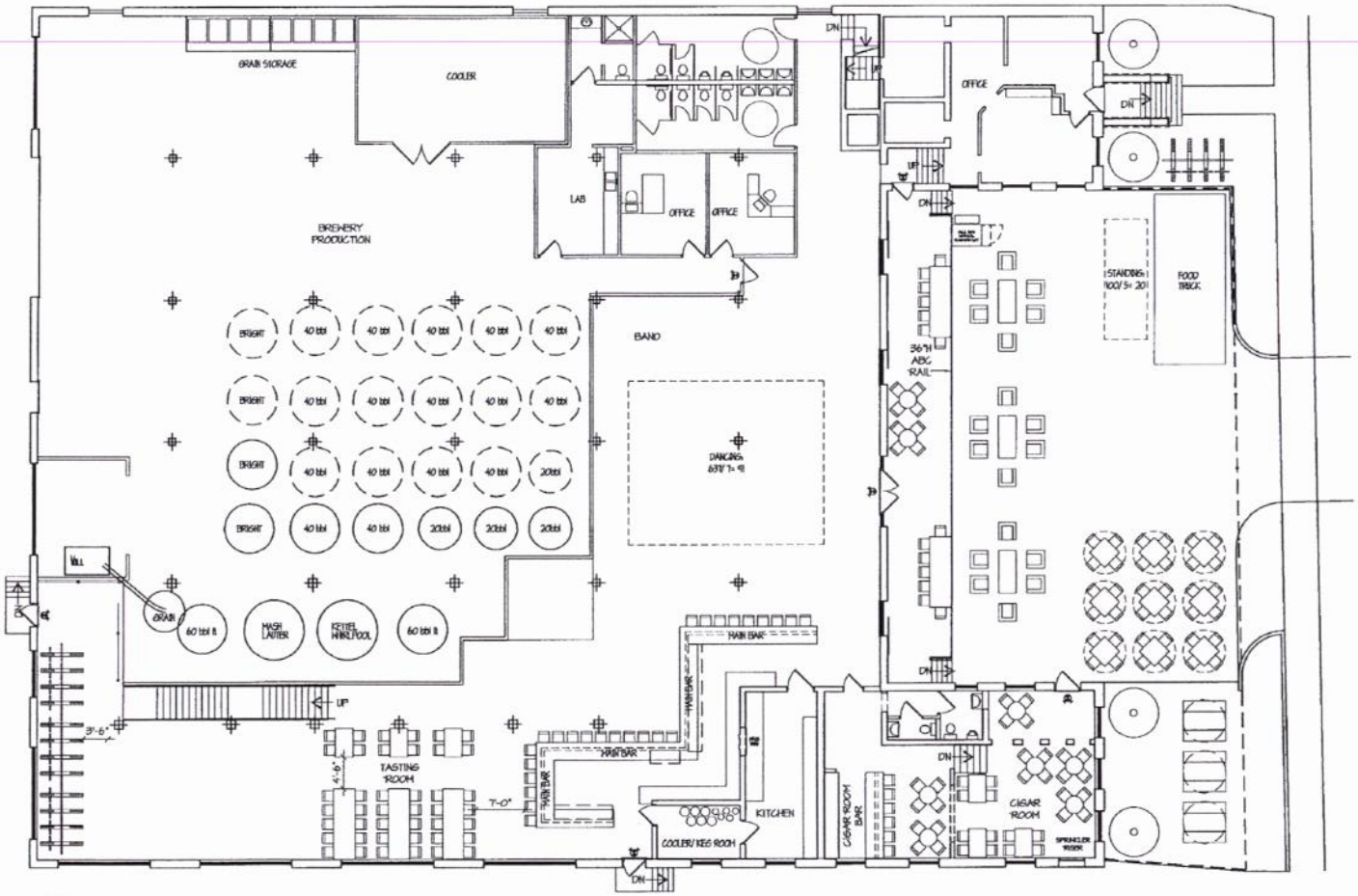
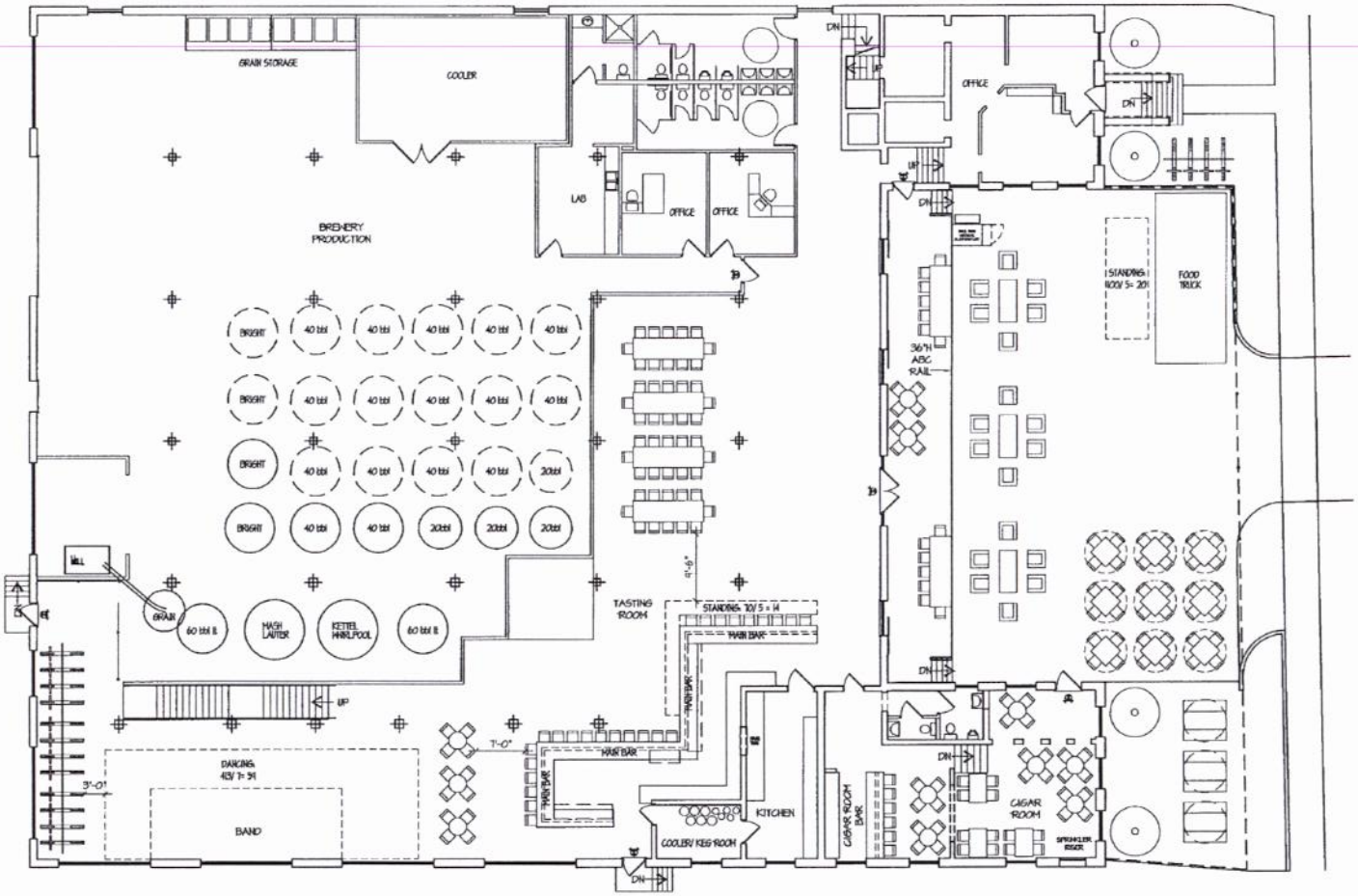



9 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE |
| ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF |
| ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 42 |
| INDOOR DANCING | 91 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK/ OUTDOOR DINING | 114 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 415 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT

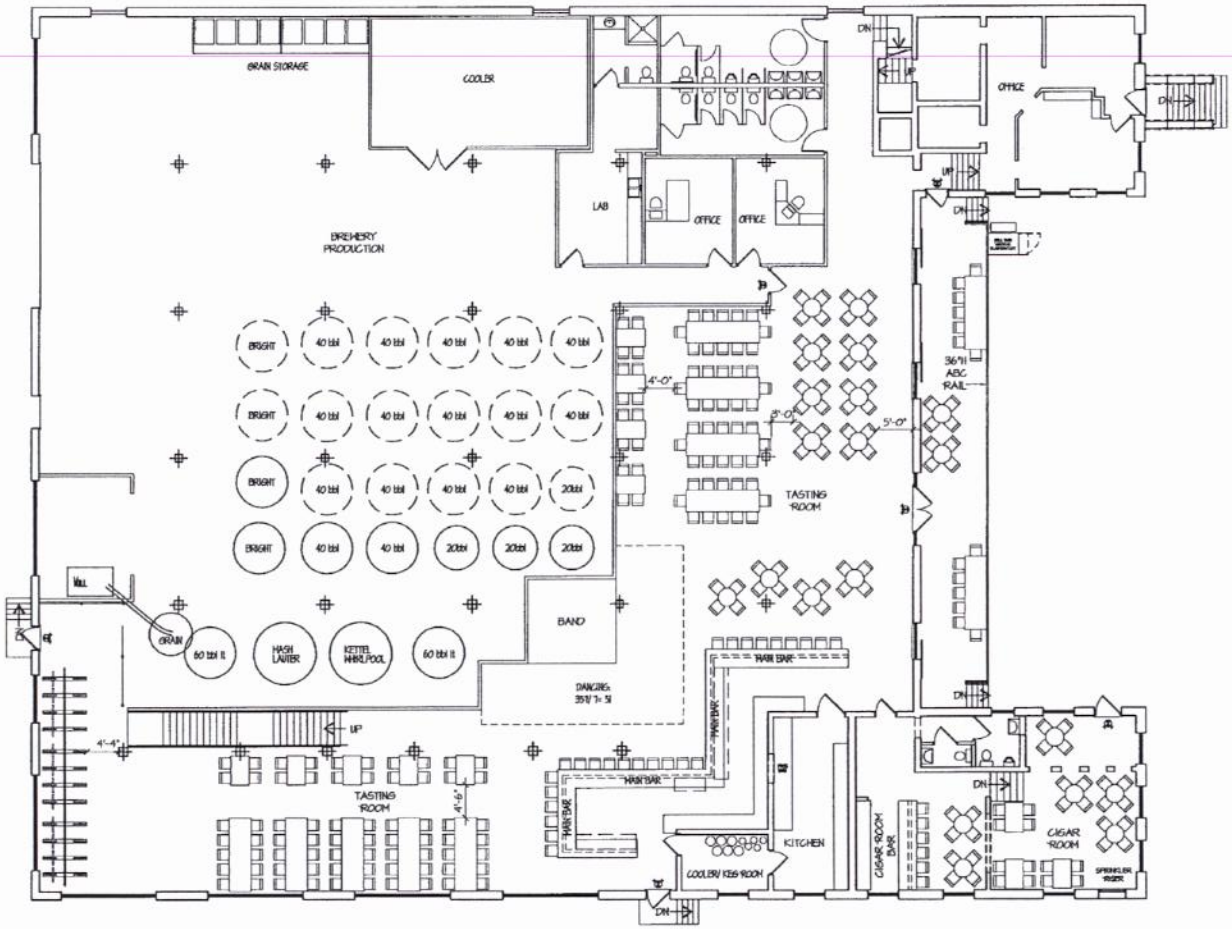



10 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 60 |
| INDOOR STANDING | 14 |
| INDOOR DANCING | 59 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK/ OUTDOOR DINING | 114 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 415 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT

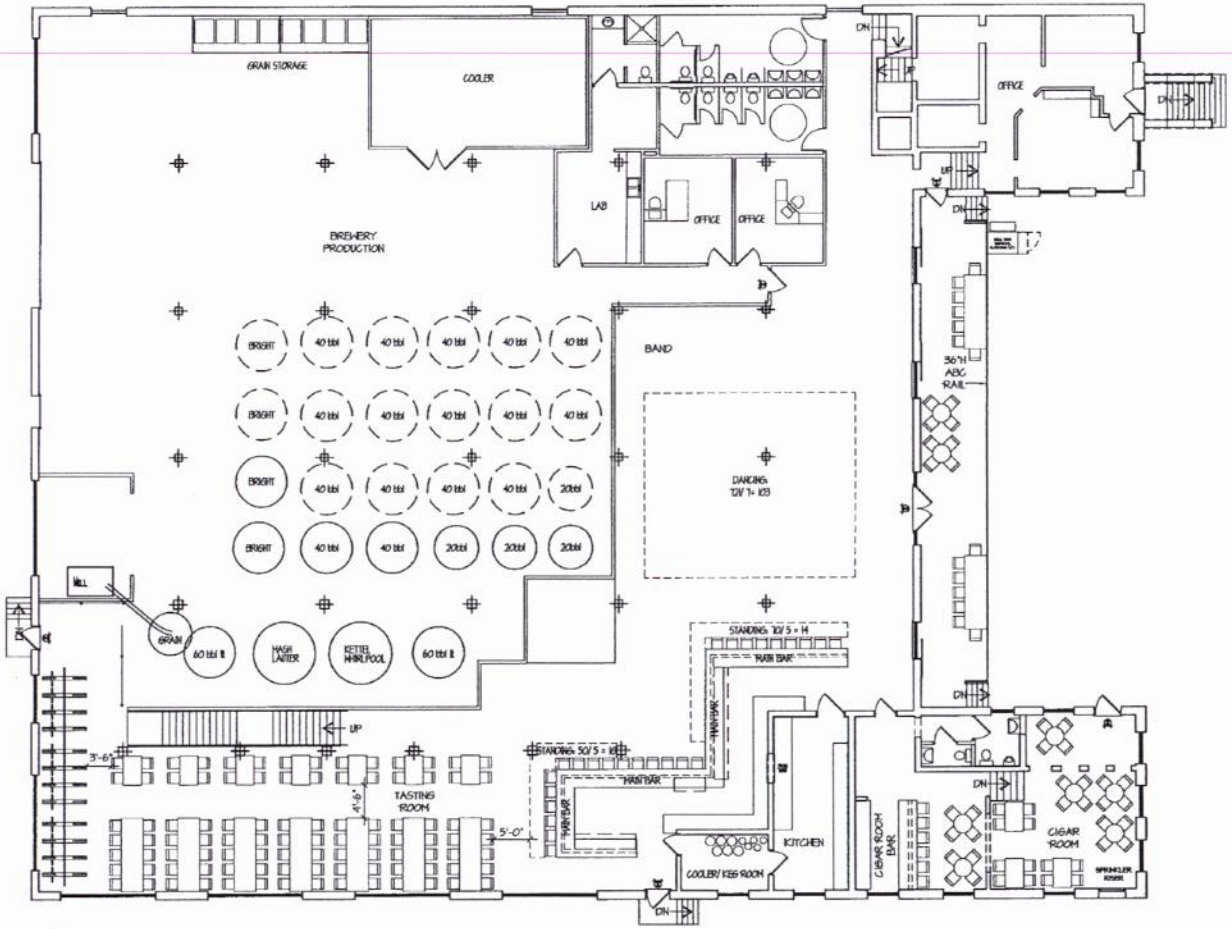



11 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE |
| ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF |
| ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 174 |
| INDOOR DANCING | 51 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK | 22 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 415 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT

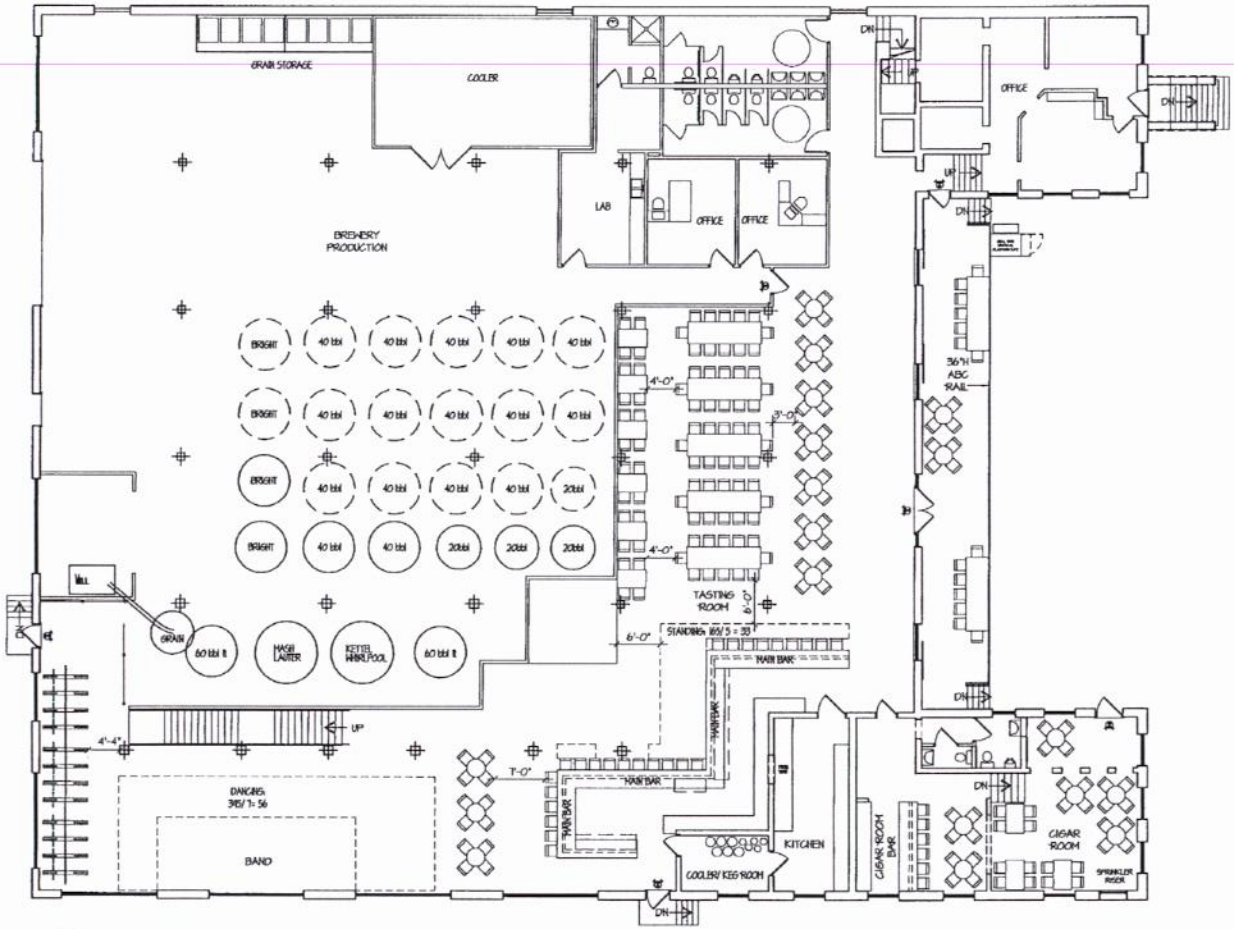



12 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE |
| ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF |
| ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 98 |
| INDOOR STANDING | 24 |
| INDOOR DANCING | 103 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK | 22 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 415 |

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT

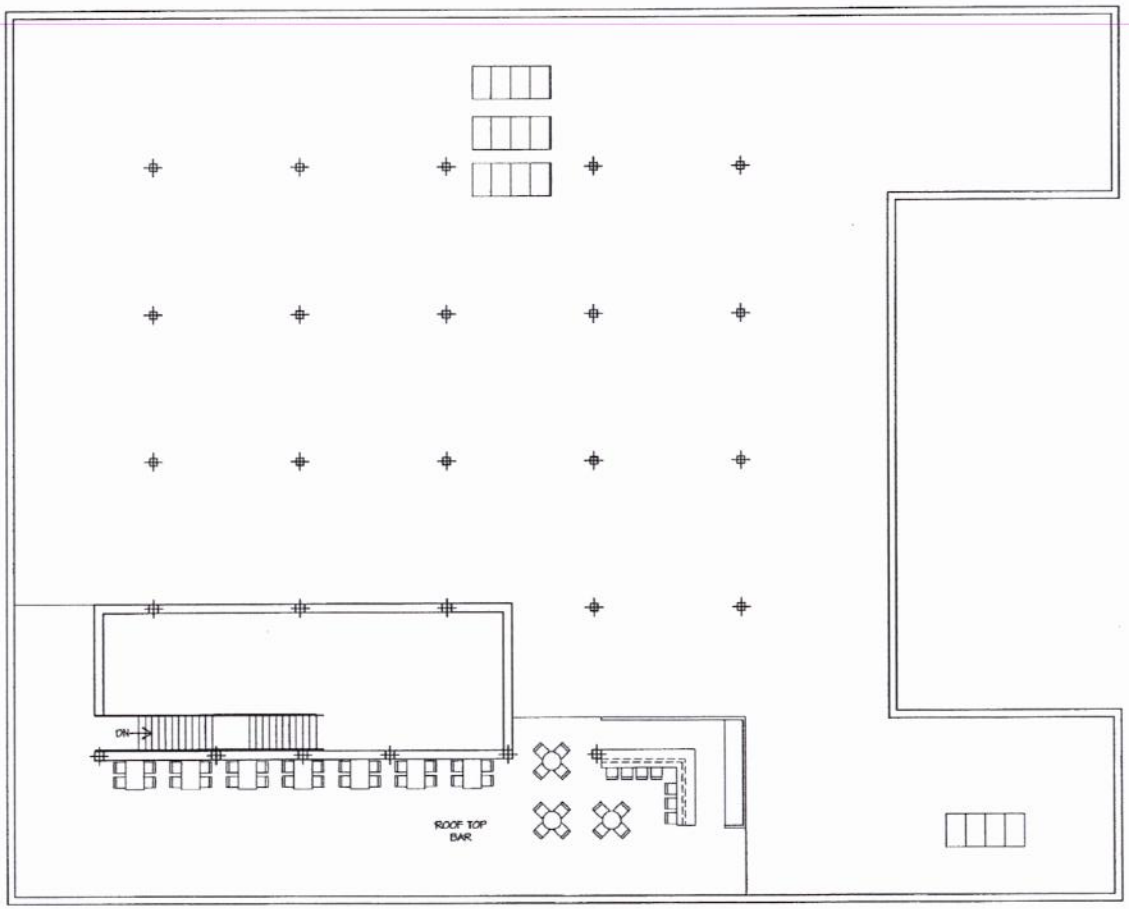



13 MAKERS CRAFT BREWERY FIRST FLOOR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

| CODE COMPLIANCE |
|---|
| CONSTRUCTION TYPE: 2b, FULLY SPRINKLED<br>USE GROUP(S): F2/ A2<br>NON SEPARATED MIXED USE, GROUP A2 IS MOST RESTRICTIVE<br><br>ACTUAL HEIGHT AND AREA<br>2 STORIES, 17,000 SF<br><br>ALLOWABLE HEIGHTS AND AREAS<br>3 STORIES, 28,500 PER IBC SECTION 506 |

| OCCUPANCY CALCULATIONS | |
|---|---|
| INDOOR SEATING | 136 |
| INDOOR STANDING | 33 |
| INDOOR DANCING | 56 |
| INDOOR BAR SEATING | 25 |
| LOADING DOCK | 22 |
| BAND | 7 |
| CIGAR ROOM SEATING | 36 |
| CIGAR BAR SEATING | 6 |
| STAFF | 20 |
| BREWERY PRODUCTION | 15 |
| OFFICES | 10 |
| ROOF TOP BAR | 49 |
| TOTAL | 415 |

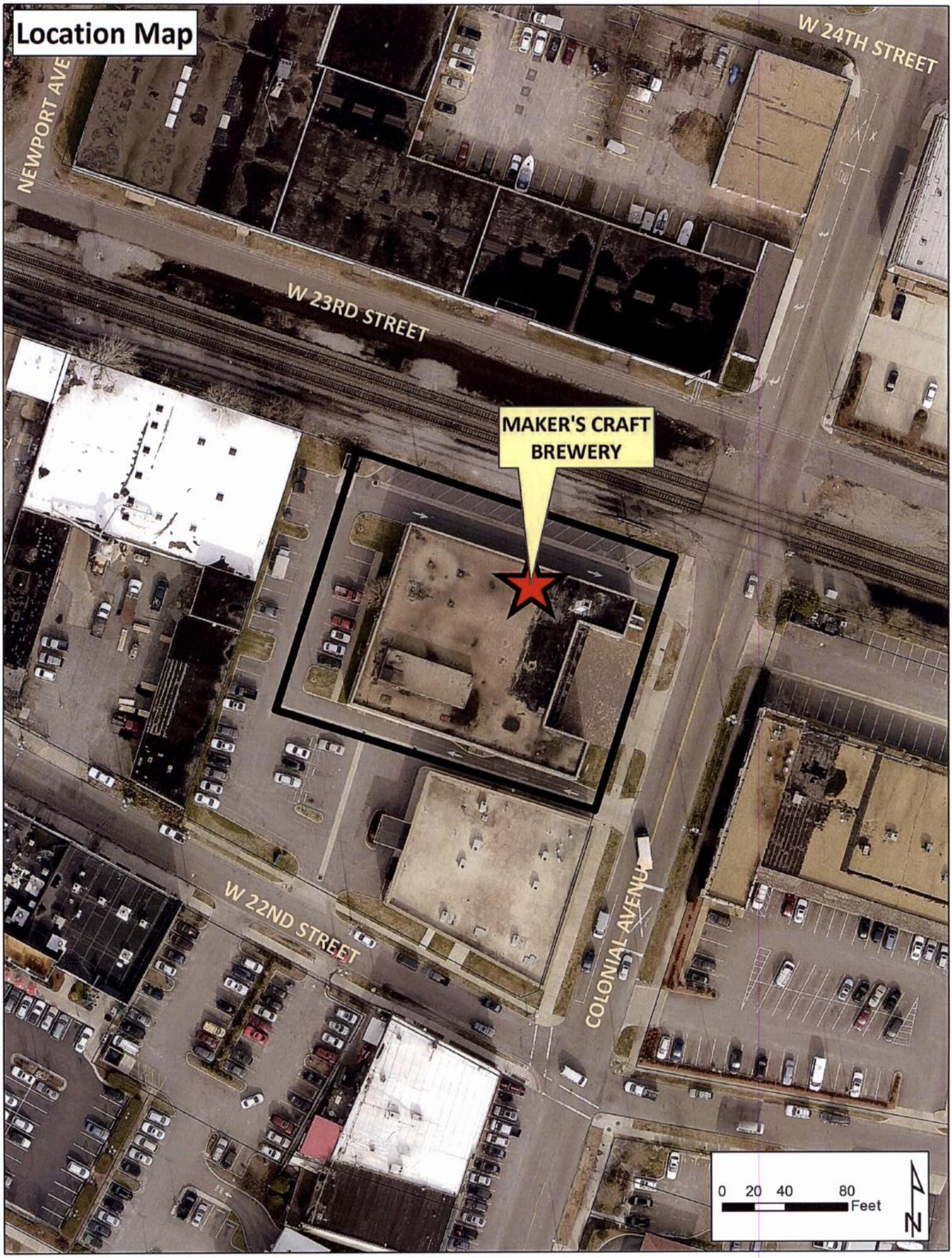
COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT

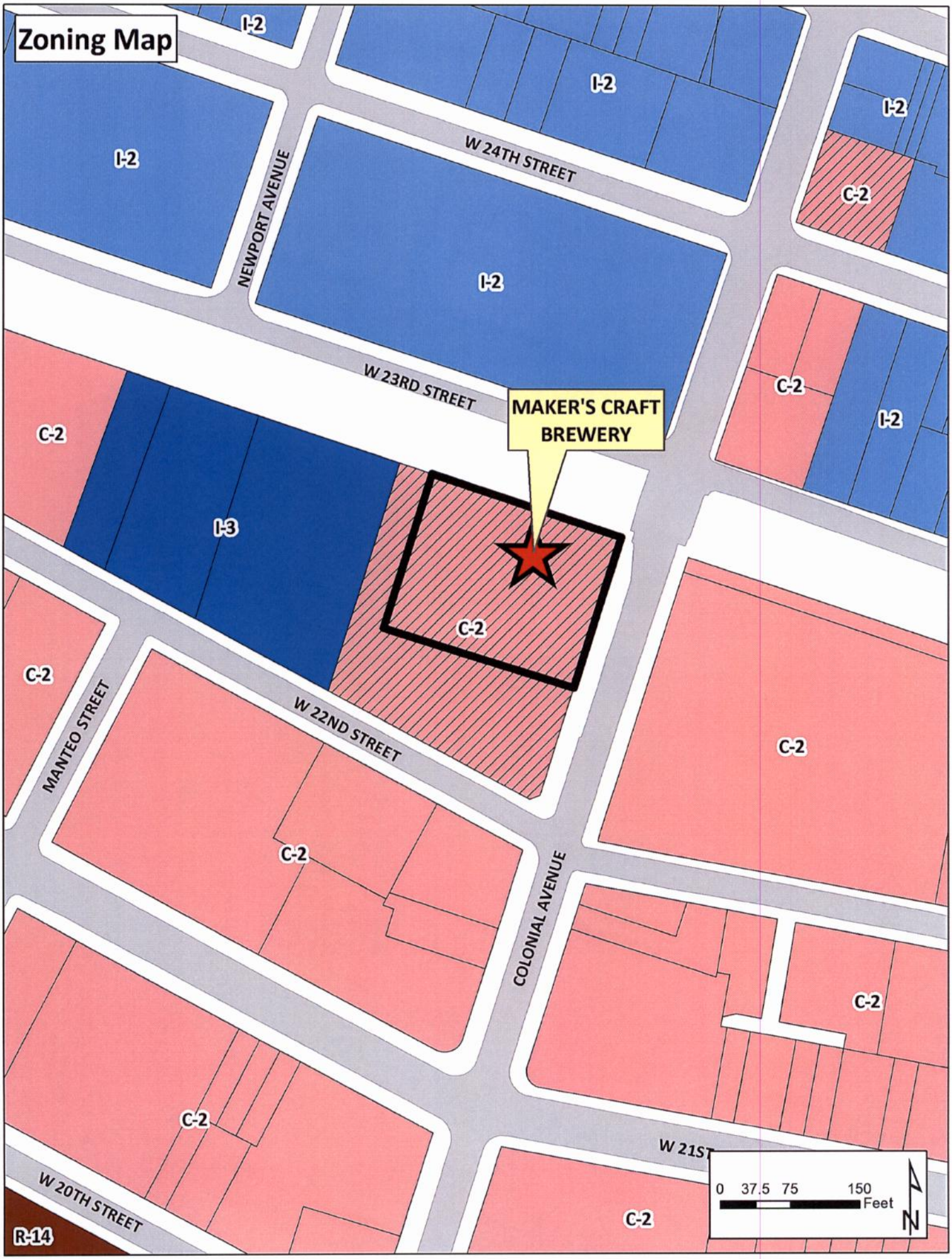


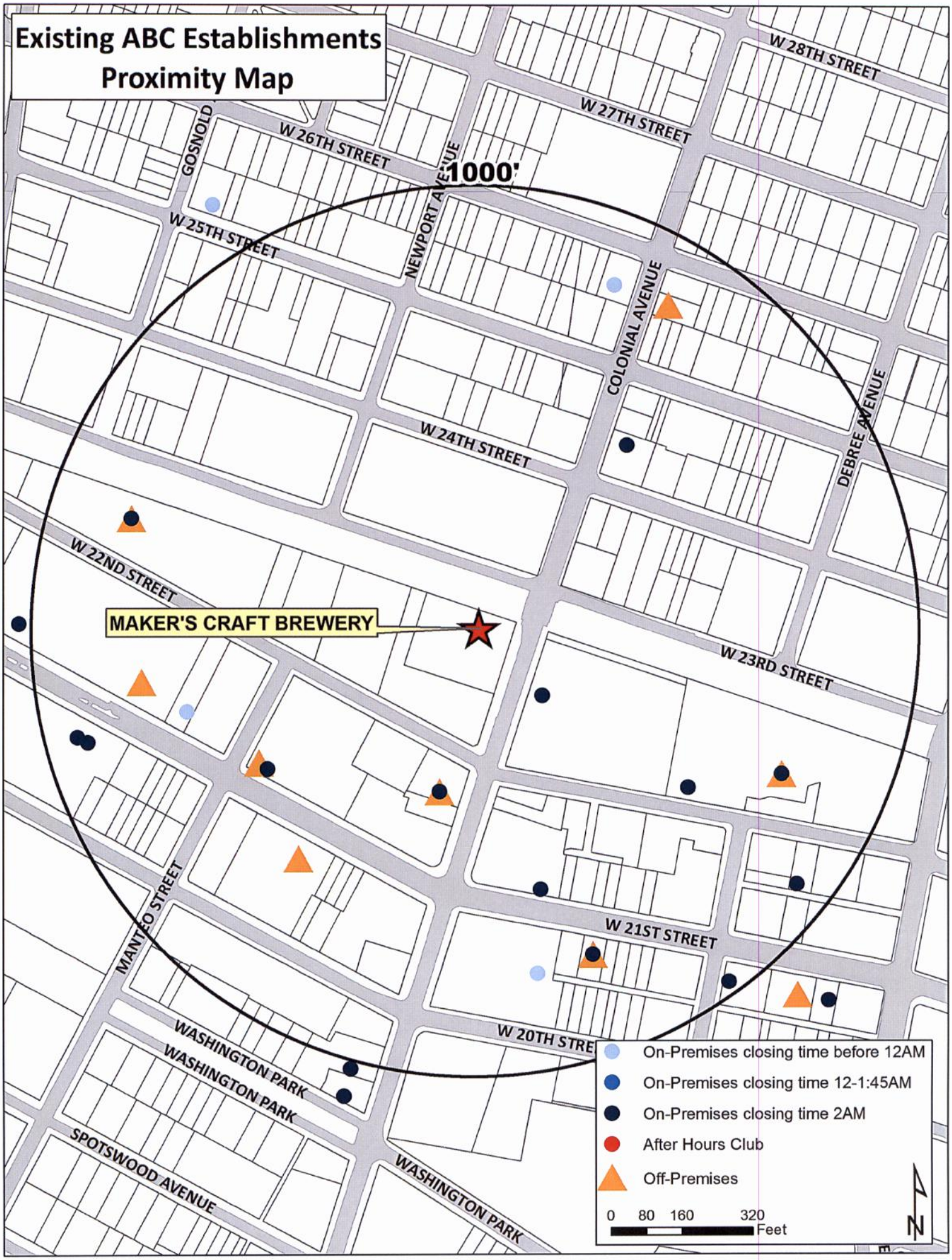

MAKERS CRAFT BREWERY ROOF TOP BAR PLAN: 2211 COLONIAL AVENUE
1" = 20'-0"

ROOF TOP BAR PLAN FOR ALL LAYOUTS 1-13

COMMONWEALTH OF VIRGINIA
7/10/15
ROBYN J. THOMAS
No. 7487
ARCHITECT


Location Map
NEWPORT AVE
W 24TH STREET
W 23RD STREET
MAKER'S CRAFT BREWERY
W 22ND STREET
COLONIAL AVENUE
0 20 40 80
Feet
N


Zoning Map
I-2
I-2
I-2
I-2
I-2
I-2
C-2
NEWPORT AVENUE
W 24TH STREET
W 23RD STREET
MAKER'S CRAFT BREWERY
C-2
I-2
C-2
I-3
C-2
C-2
MANTEO STREET
W 22ND STREET
C-2
C-2
COLONIAL AVENUE
C-2
C-2
W 21ST
W 20TH STREET
C-2
R-14
0 37.5 75 150 Feet
N


Existing ABC Establishments
Proximity Map
W 28TH STREET
W 27TH STREET
W 26TH STREET
GOSNOLD
1000'
NEWPORT AVENUE
W 25TH STREET
COLONIAL AVENUE
DEBREE AVENUE
W 24TH STREET
W 22ND STREET
MAKER'S CRAFT BREWERY
W 23RD STREET
MANTEO STREET
W 21ST STREET
W 20TH STREET
WASHINGTON PARK
WASHINGTON PARK
SPOTSWOOD AVENUE
WASHINGTON PARK
On-Premises closing time before 12AM
On-Premises closing time 12-1:45AM
On-Premises closing time 2AM
After Hours Club
Off-Premises
0 80 160 320
Feet
N

# APPLICATION
# CHANGE OF ZONING

Date of application: 9/8/15

**Change of Zoning**

**From:** Cond. C-2 **Zoning** **To:** Cond. C-2 **Zoning**

## DESCRIPTION OF PROPERTY

Property location: (Street Number) 2219 (Street Name) COLONIAL AVE

Existing Use of Property: WAREHOUSE - VACANT

Current Building Square Footage 15,580 SF

Proposed Use BEER BREWERY AND TASTING ROOM

Proposed Building Square Footage _____

Trade Name of Business (If applicable) MAKERS CRAFT BREWERY

## APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

**1.** Name of applicant: (Last) MARIANI (First) VIRGIL (MI) RICK

Mailing address of applicant (Street/P.O. Box): 2701 ST. JULIANS AVE

(City) NORFOLK (State) VA (Zip Code) 23504

Daytime telephone number of applicant (757) 624-9025 Fax ( ) _____

E-mail address of applicant: RMARIANI@SMFURNITURE.COM

**AUTHORIZED AGENT (if applicable)**
(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

**2.** Name of applicant: (Last) THOMAS (First) ROBYN (MI) J

Mailing address of applicant (Street/P.O. Box): 913 W. 21ST ST. SUITE C

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 343-9567 Fax ( )

E-mail address of applicant: RTHOMAS@ROBYNTHOMASARCHITECT.COM

**PROPERTY OWNER**
(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

**3.** Name of property owner: (Last) LEVIN (First) RICHARD (MI)

Mailing address of property owner (Street/P.O. box): 2106 LLEWELLYN AVE

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of owner (757) 630-2342 email:

**CIVIC LEAGUE INFORMATION**

Civic League contact: TED ENRIGHT (GBA) EMILY BRNES (GNL)

Date(s) contacted:

Ward/Super Ward information:

CERTIFICATION:
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: _____ Sign: _____ 9/8/15
(Property Owner or Authorized Agent of Signature) (Date)

Print name: VIRGIL R. MARIAN Sign: _____ 9/8/2015
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Robin Hanson Sign: _____ 9/8/15.
(Authorized Agent Signature) (Date)

## PROFERRED CONDITIONS

1) THE SITE WILL ONLY BE USED FOR OFFICE, RETAIL SALES AND SERVICES, EATING ESTABLISHMENTS, AND EATING AND DRINKING ESTABLISHMENTS, ENTERTAINMENT, AND MICRO BREWING.

2)

3)

4)

5)

6)

Print name: Robin Thomas (Applicant) Sign: [signature] 9/8/15 (Date)

Print name: R. Levin (Property Owner or Authorized Agent of Signature) Sign: [signature] 9/8/15 (Date)

**APPLICATION**
**MICROBREWERY**

Date of Application: 7/13/15

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 2219 (Street Name) Colonial Ave

Existing Use of Property Warehouse - Vacant

Current Building Square Footage 17,800 SF

Proposed Use Beer Brewery and Tasting Room.

Proposed Building Square Footage 15,580 SF

Trade Name of Business (If applicable) Makers Craft Brewery.

**APPLICANT**
(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)
Makers Brewery LLC

1. Name of applicant: (Last) Mariani (First) Virgil (MI) Rick

Mailing address of applicant (Street/P.O. Box): 2701 St Julians Ave

(City) Norfolk (State) VA (Zip Code) 23504

Daytime telephone number of applicant (757) 624-9025 Fax ( )

E-mail address of applicant: rmariani@smfurniture.com

**AUTHORIZED AGENT (if applicable)**
(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)
ROBIN THOMAS ARCHITECTURE PC.

2. Name of applicant: (Last) THOMAS (First) ROBIN (MI) J.

Mailing address of applicant (Street/P.O. Box): 913 W 21ST ST SUITE C

(City) NORFOLK (State) VA (Zip Code) 23517.

Daytime telephone number of applicant (757) 343-9567. Fax ( )

E-mail address of applicant: rthomas@robynthomasarchitect.com

**PROPERTY OWNER**
(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)
LAND L OF NORFOLK LLC

**3.** Name of property owner: (Last) LEVIN (First) RICHARD (MI)

Mailing address of property owner (Street/P.O. box): 2106 LLEWELLYN AVE

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of owner (757) 630-2342 Email:

**CIVIC LEAGUE INFORMATION**

Civic League contact: GNL / GBA

Date(s) contacted:

Ward/Super Ward information:

**CERTIFICATION:**
**I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:**

**Print name:** RICHARD LEVINE **Sign:** _____ 7 / 13 / 15
(Property Owner or Authorized Agent of Signature) (Date)

**Print name:** Virgil R Mariani **Sign:** _____ 7 / 8 / 15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

**Print name:** _____ **Sign:** _____ / _____ / _____
(Authorized Agent Signature) (Date)

**REQUIRED ATTACHMENTS:**

- ✓ Required application fee, **$355.00** (if check, make payable to the City of Norfolk).
  - o Application fee includes a non-refundable $5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ One 8½ inch X 11 inch copy of a floor plan drawn to scale showing where cold and/or room temperature alcoholic beverages will be sold. (see attached example).
- ✓ Completed Exhibit A, Description of Operations (attached).
- ✓ Please provide a brief description of the business (i.e., # of employees, current locations, type of restaurant, etc…).

---

**CERTIFICATION:**

**I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:**

**Print name:**_____ **Sign:**_____ /_____/_____

(Property Owner or Authorized Agent of Signature) (Date)

**Print name:** Virgil R Marriani **Sign:** Virgil Marriani 7/8/15

(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

**Print name:** Robin Thomas **Sign:** R Thomas 7/13/15

(Authorized Agent Signature) (Date)

**DEPARTMENT OF CITY PLANNING**
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

**APPLICATION**
**ADULT USE SPECIAL EXCEPTION**
**ENTERTAINMENT ESTABLISHMENT**
**(Please Print)**

Date 7/13/15

**DESCRIPTION OF PROPERTY**

Address 2219 Colonial Ave, Norfolk VA 23517.

Existing Use of Property WAREHOUSE - VACANT

Proposed Use BEER BREWERY AND TASTING ROOM.

Current Building Square Footage 15,580 SF

Proposed Building Square Footage 15,580 SF

Trade Name of Business (If applicable) MAKERS CRAFT BREWERY.

**APPLICANT**
(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

MAKERS CRAFT BREWERY LLC

**1.** Name of applicant: (Last) MARIANI (First) VIRGIL (MI) RICK

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(City) NORFOLK (State) VA (Zip Code) 23504

Daytime telephone number of applicant (757) 624-9025 Fax ( )

E-mail address of applicant: rmariani@smfurniture.com.

**DEPARTMENT OF CITY PLANNING**
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569

**AUTHORIZED AGENT (if applicable)**
(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

**2.** Name of applicant: (Last) THOMAS (First) ROBIN (MI) J

Mailing address of applicant (Street/P.O. Box): 913 W 21ST ST 'C'

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Daytime telephone number of applicant (757) 343-9567 Fax ( )

E-mail address of applicant: rthomas@robynthomasarchitect.com

**PROPERTY OWNER**
(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)
LANDL OF NORFOLK LLC

**3.** Name of property owner: (Last) LEVIN (First) RICHARD. (MI)

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(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of owner (757) 630-23~~[illegible]~~ email:

**CIVIC LEAGUE INFORMATION**

Civic League contact: GNL - EMILY BIRKNES

Date(s) contacted:

Ward/Super Ward information:

GBA - IAN HOLDER

**REQUIRED ATTACHMENTS**

---

**CERTIFICATION**
**I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:**

**Print name:** Richard Levin **Sign:** _____ / 7 / 13 / 15
(Property Owner or Authorized Agent of Signature) (Date)

**Print name:** Virgil R. Mariani **Sign:** _____ 7 / 8 / 15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

**Print name:** Robin J Thomas **Sign:** _____ 7 / 13 / 15
(Authorized Agent Signature) (Date)

## Simons, Matthew

| | |
|---|---|
| **From:** | Straley, Matthew |
| **Sent:** | Thursday, September 10, 2015 10:51 AM |
| **To:** | 'Ian_holder@ml.com'; 'info@ghentva.org'; 'fjkriston@gmail.com' |
| **Cc:** | Whibley, Terry; Winn, Barclay; Wilson, Denise; Simons, Matthew |
| **Subject:** | new Planning Commission applications - 2201 Colonial Avenue |
| **Attachments:** | MarkersCraft_entertainment.pdf; MakersCraft_microbrewery.pdf; MakersCraft_rezoning.pdf |

Mr. Holder, Ms. Birknes, and Mr. Kriston,

Attached please find the following applications at 2201 Colonial Avenue:

**a.** Change of zoning to modify conditions attached to the property; zoned conditional C-2 (Corridor Commercial).
**b.** Special exception to operate a microbrewery.
**c.** Special exception to operate an entertainment establishment with alcoholic beverages.

The purpose of this request is to modify the zoning conditions to allow for the operation of a microbrewery with entertainment options.

The item is tentatively scheduled for the October 22, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov*

Thank you.

**Matthew Straley**
GIS Technician II
Norfolk Department of City Planning
810 Union Street, Suite 508 | Norfolk, Virginia 23510
Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

## Simons, Matthew

**To:** Homewood, George
**Subject:** RE: Makers Craft Brewery AND Special Program

**From:** Emily Birknes [mailto:emilybirknes@gmail.com]
**Sent:** Wednesday, October 21, 2015 10:04 AM
**To:** Homewood, George
**Cc:** Rick Mariani; Robyn Thomas
**Subject:** Makers Craft Brewery AND Special Program

Re: Makers Craft Brewery, 2201 Colonial Avenue, and a Special Program about Planning in Ghent

Dear George,

At the Ghent Neighborhood League meeting last Thursday, 10/15/2015, Mr. and Mrs. Mariani presented their application for Makers Craft Brewery. While the Board voted unanimously, with one abstention and one absent, in support of the application, a forty minute discussion ensued and included topics such as parking, noise, maximum occupancy and precedents set for future businesses.

The Board and those in attendance supported the business plan and operation as it was presented, but several were uncomfortable and expressed concern with the fact that the application itself asks for hours and capacity far in excess of what the applicant stated would be his normal business hours and capacity. We, as a community, are again being asked to rely solely on the promise of an applicant to not operate to the full extent of the Special Exception that the City is about to grant.

There is frustration and concern among GNL Board members and residents about commercial applications and their implications. Recently, the GNL has been presented with several applications, each offering a potentially heavy load of patrons, noise, traffic/parking and alcohol. The GNL supports local business, the GBA and Ghent's continued vibrancy, but these large format entertainment establishments bring risks. If one establishment with allowances for a 2:00 a.m. close for up to five hundred patrons 365 days a year with minimal parking, in a pedestrian district, is approved, when is the line drawn for other applications? What is the City's vision for planning for these uses? As I am sure you agree, our venting on new applicants is unfair to the applicant and is a waste of time.

I think it boils down to being overdue for the conversation that needs to take place between the City and the Ghent Neighborhood League as to Ghent's future plan and acceptable uses, particularly the large format entertainment establishments. The Board accepts your suggestion that your office presents the City's vision of Ghent to GNL membership, for everything from bike lanes to parking to Special Exceptions and more, and we look forward to a fruitful discussion.

Please contact me at your earliest convenience so that we may move forward with scheduling.

Sincerely,
Emily

Emily Birknes
President, Ghent Neighborhood League

## Simons, Matthew

**To:** Homewood, George
**Subject:** RE: Makers Craft Brewery AND Special Program

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**Sent:** Wednesday, October 21, 2015 10:04 AM
**To:** Homewood, George
**Cc:** Rick Mariani; Robyn Thomas
**Subject:** Makers Craft Brewery AND Special Program

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Please contact me at your earliest convenience so that we may move forward with scheduling.

Sincerely,
Emily

Emily Birknes
President, Ghent Neighborhood League

**Ghent Business Association**

November 5, 2015

City Council
City of Norfolk
City Hall
Norfolk, VA 23510

To whom it may concern,

The GBA would like to express its support for the request for special exceptions by Maker's Craft Brewery. We are very excited to have some significant investment at the gateway to our business district. During the buildout / renovation phase of this project, we hope that the City takes it upon itself to add some street parking in that area of Colonial Avenue.

Sincerely,

Ted Enright
Corresponding Secretary
Development Committee Chairman
Ghent Business Association

P.O. Box 11571 • Norfolk, VA 23517