C: Dir., Department of City Planning

City of NORFOLK

To the Honorable Council
City of Norfolk, Virginia

May 10, 2016

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

Subject: **Special Exception to operate a microbrewery at 1121-1129 Boissevain Avenue – Benchtop Brewing Company**

Reviewed: _____
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: _____
Marcus D. Jones, City Manager

Item Number: R-13

I. **Staff Recommendation:** **Approval.**

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

III. **Request:** Special Exception to operate a microbrewery.

IV. **Applicant:** **Eric Tennant**

V. **Description:**

- The site is located within the West Ghent and Chelsea neighborhoods at the corner of Boissevain Avenue and Claremont Avenue.
- The applicant proposes a new microbrewery, Benchtop Brewing Co., to open and serve alcoholic beverages to its patrons for both on-premises and off-premises consumption.
  - The applicant proposes to sell and refill growler containers of 32 and 64 ounces in size and specialty and craft beers in a minimum of four-packs.

	Proposed
Hours of Operation for Microbrewery	24-hours a day, Seven days a week
Hours for the Sale of Alcoholic Beverages (on and off-premises consumption)	12:00 noon until 9:00 p.m., Monday through Wednesday 12:00 noon until 11:00 p.m., Thursday and Friday 11:00 a.m. until 11:00 p.m., Saturday and Sunday
Seating Capacity	77 seats indoors 34 seats outdoors 140 total capacity
Off-Premises Alcohol Types	• Four packs of specialty and craft beers • 32 and 64 oz. growlers

VI. Historic Resources Impacts

- The building is not located within a federal, state, or local historic district.
  - Since the building on the site is at least 50 years old, it could potentially meet the criteria for designation as a federal, state or local historic resource under the Department of Historic Resources guidelines.

VII. Public Schools Impacts

The site is located in the Taylor Elementary School, the Blair Middle School and Maury High School Attendance Zones.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated April 28, 2016 with attachments
- Proponents and Opponents
- Ordinance

THE CITY OF NORFOLK
CITY PLANNING

Planning Commission Public Hearing: April 28, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Chris Whitney, CFM

Staff Report	Item No. 20	
Address	1121 – 1129 Boissevain Avenue	
Applicant	Benchtop Brewing Co.	
Request	Special Exception	Microbrewery
Property Owner	Coleman, LLC	
Site Characteristics	Site/Building Area	20,344 sq. ft./5,299 sq. ft.
	Future Land Use Map	Industrial
	Zoning	I-2 (Light Industrial)
	Neighborhood	Chelsea/West Ghent
	Character District	Traditional
Surrounding Area	North	I-1 (Limited Industrial): Otzi Tattoo Agency
	East	I-2: Parking lot, Norfolk Plumbing, Inc.
	South	I-2: CV International offices
	West	I-2: The Fit Company

A. Summary of Request

- The site is located within the West Ghent and Chelsea neighborhoods at the corner of Boissevain Avenue and Claremont Avenue.
- The applicant proposes a new microbrewery, Benchtop Brewing Co., to open and serve alcoholic beverages to its patrons for both on-premises and off-premises consumption.
    - The applicant proposes to sell and refill growler containers of 32 and 64 ounces in size and specialty and craft beers in a minimum of four-packs.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Industrial.

C. Zoning Analysis

i. General

- The site is located in the I-2 district, which permits the proposed use by special exception.

	Proposed
Hours of Operation for Microbrewery	24-hours a day, Seven days a week
Hours for the Sale of Alcoholic Beverages (on and off-premises consumption)	12:00 noon until 9:00 p.m., Monday through Wednesday 12:00 noon until 11:00 p.m., Thursday and Friday 11:00 a.m. until 11:00 p.m., Saturday and Sunday
Seating Capacity	77 seats indoors 34 seats outdoors 140 total capacity
Off-Premises Alcohol Types	• Four packs of specialty and craft beers • 32 and 64 oz. growlers

ii. Parking

- The site is located within the Traditional Character District, which requires one parking space per 850 square feet of enclosed building area for a microbrewery.
- The proposed microbrewery is 5,299 square feet, it is required to accommodate six off-street parking spaces.
    - The adjacent parking lot currently contains 24 parking spaces.

iii. Flood Zone

The property is located in the AE (Elev. 7.6) and X (Shaded) Flood Zones.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that that this use will generate 353 new vehicle trips per day.
- Based upon ITE data, the existing warehouse use on this site would be expected to generate 19 weekday trips while the proposed microbrewery would be expected to generate 372 trips on weekdays.
- Boissevain Avenue near the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- Boissevain Avenue adjacent to the site is not an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan, but the existing Elizabeth River Trail is located just to the east of this location.

E. Historic Resources Impacts

- The building is not located within a federal, state, or local historic district.
    - Since the building on the site is at least 50 years old, it could potentially meet the criteria for designation as a federal, state or local historic resource under the Department of Historic Resources guidelines.

F. Public Schools Impacts

The site is located in the Taylor Elementary School, the Blair Middle School and Maury High School Attendance Zones.

G. Environmental Impacts

Landscaping is proposed along the Boissevain Avenue and Claremont Avenue frontages.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

- By requiring this use to conform to the conditions listed below, the proposed microbrewery should not have a negative effect on the surrounding area.
- There were no calls for police service made for this site over the past year.

J. Payment of Taxes

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

K. Civic League

Notice was sent to the West Ghent Civic League on March 16 and the Chelsea Business Association on March 31.

L. Communication Outreach/Notification

- Legal notice was posted on the property on March 22.
- Letters were mailed to all property owners within 300 feet of the property on April 15.
- Legal notification was placed in *The Virginian-Pilot* on April 14 and April 21.

M. Recommendation

Staff recommends **approval** of the special exception request subject to the conditions below:

(a) The hours of operation for the establishment may be 24 hours a day, seven days a week.

(b) The hours of operation for the sale of alcoholic beverages for on-premises and off-premises consumption shall be limited to 5:00 p.m. until 9:00 p.m. Monday through Thursday, 5:00 p.m. until 10:00 p.m. Friday, 12:00 p.m. until 9:00 p.m. Saturday, and 12:00 p.m. until 6:00 p.m. Sunday. The establishment shall not be open to the public outside of the hours of operation listed herein.

(c) The seating for the establishment shall not exceed 77 seats indoors, 34 seats outdoors, and the total occupant capacity, including employees, shall not exceed 140 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.

(d) 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.

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

(f) 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.

(g) 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.

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

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

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

(k) 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.

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

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

(n) Dumpsters shall be gated and not visible from any public right-of-way.

(o) 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, snow, ice, and any bodily discharge.

(p) 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.

(q) 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.

(r) 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.

(s) 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.

(t) 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.

Attachments

Location Map
Zoning Map
1000' radii map of similar ABC establishments and Norfolk Public Schools
Application
Notice to the West Ghent Civic League
Notice to the Chelsea Business Association

Proponents and Opponents

Proponents
Eric Tennant – Applicant
1129 Boissevain Avenue
Norfolk, VA 23507

Opponents
None

04/22/16 lds

Form and Correctness Approved:

By _____
Office of the City Attorney

Contents Approved: CW

By _____
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A MICROBREWERY NAMED "BENCHTOP BREWING COMPANY" ON PROPERTY LOCATED AT 1121 TO 1129 BOISSEVAIN AVENUE.

- - -

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

Section 1:- That a Special Exception is hereby granted to Benchtop Brewing Company, LLC authorizing the operation of a microbrewery named "Benchtop Brewing Company" on property located at 1121 to 1129 Boissevain Avenue. The property which is the subject of this Special Exception is more fully described as follows:

> Property located at the southeast corner of Boissevain Avenue and Claremont Avenue fronting 150 feet, more or less, along the southern line of Boissevain Avenue and 115 feet, more or less, along the eastern line of Claremont Avenue; premises numbered 1121 to 1129 Boissevain Avenue.

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

(a) The hours of operation for the sale of alcoholic beverages for on-premises and off-premises consumption shall be limited to 12:00 noon until 9:00 p.m. Monday through Wednesday, 12:00 noon until 11:00 p.m. on Thursday and Friday, and 11:00 a.m. until 11:00 p.m. on Saturday and Sunday. The establishment shall not be open to the public outside of the hours of operation listed herein.

(b) The seating for the establishment shall not exceed 77 seats indoors, 34 seats outdoors, and the total occupant capacity, including employees, shall not exceed 140 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.

(c) 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.

(d) No smoking shall be permitted anywhere in the outdoor dining area.

(e) 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.

(f) 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.

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

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

(i) No alcoholic beverage having more than 21% alcohol

by volume shall be sold for off-premises consumption.

(j) 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.

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

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

(m) All dumpsters shall be gated and not visible from any public right-of-way.

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

(o) 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.

(p) 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.

(q) 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.

(r) 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.

(s) 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.

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
Brewery/Microbrewery/Brewpub

Date of Application: 2-24-16

Name of business: Benchtop Brewing Company, LLC

Address of business: 1129 Boissevain Avenue

Name(s) of business owner(s)*: Jonathan Eric Tennant

Name(s) of property owner(s)*: Wayne Coleman

Name(s) of business manager(s)/operator(s): Jonathan Eric Tennant / managing member + President

Daytime telephone number (757): 352-8503

*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
(Only for alcohol brewed on-site)

~~Weekday~~ M-W From 12:00 pm To 9:00 pm
~~Friday~~ TH+ From 12:00 pm To 11:00 pm
Saturday From 11:00 am To 11:00 pm
Sunday From 11:00 am To 11:00 pm
(Brewing operations permitted 24-hours)

On-Premises Alcohol Sales (other than tastings)
(Only for Microbrewery/Brewpub)

~~Weekday~~ M-W From 12:00 pm To 9:00 pm
~~Friday~~ TH+ From 12:00 pm To 11:00 pm
Saturday From 11:00 am To 11:00 pm
Sunday From 11:00 am To 11:00 pm

Exhibit A – Page 2
Brewery/Microbrewery/Brewpub

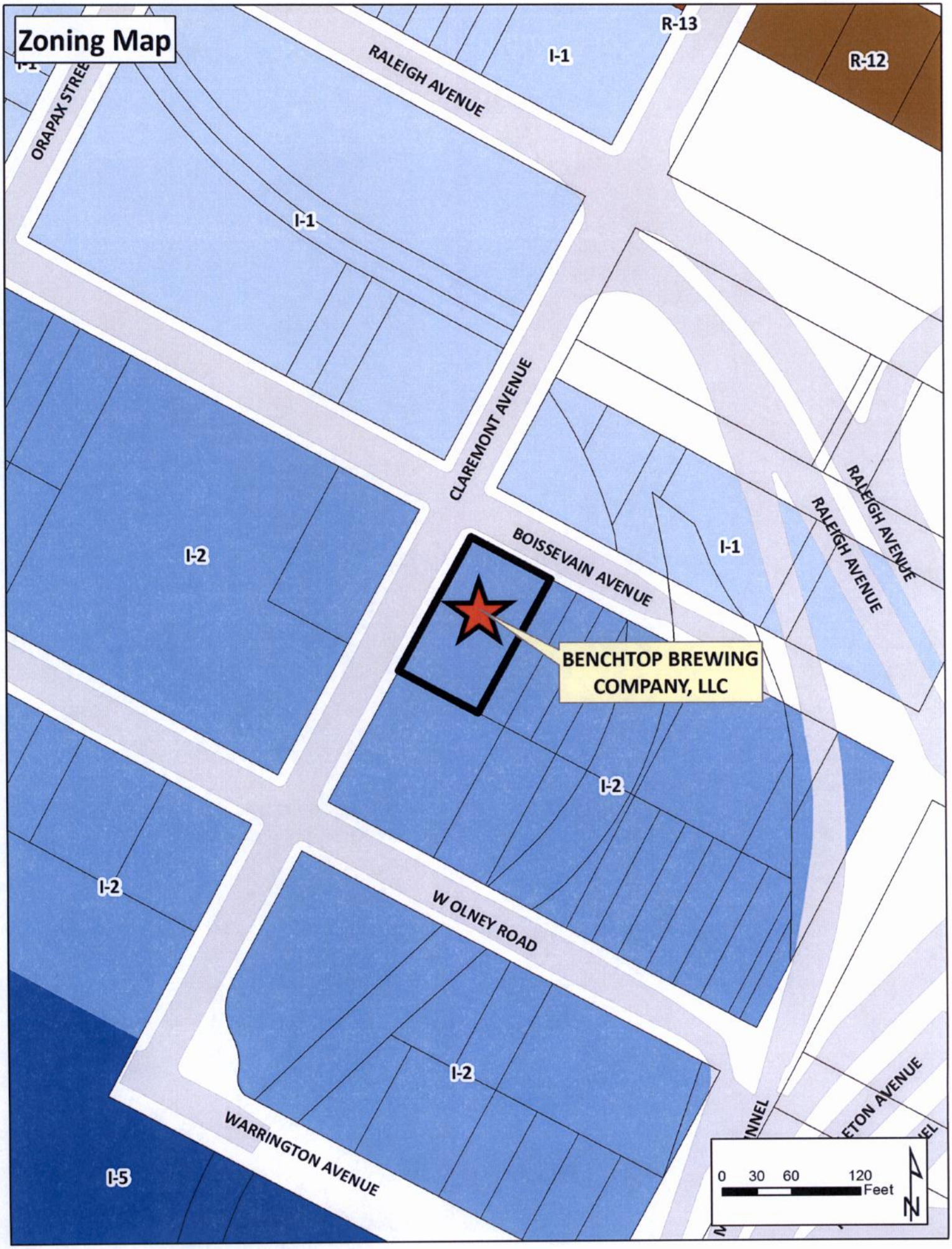
3. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes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

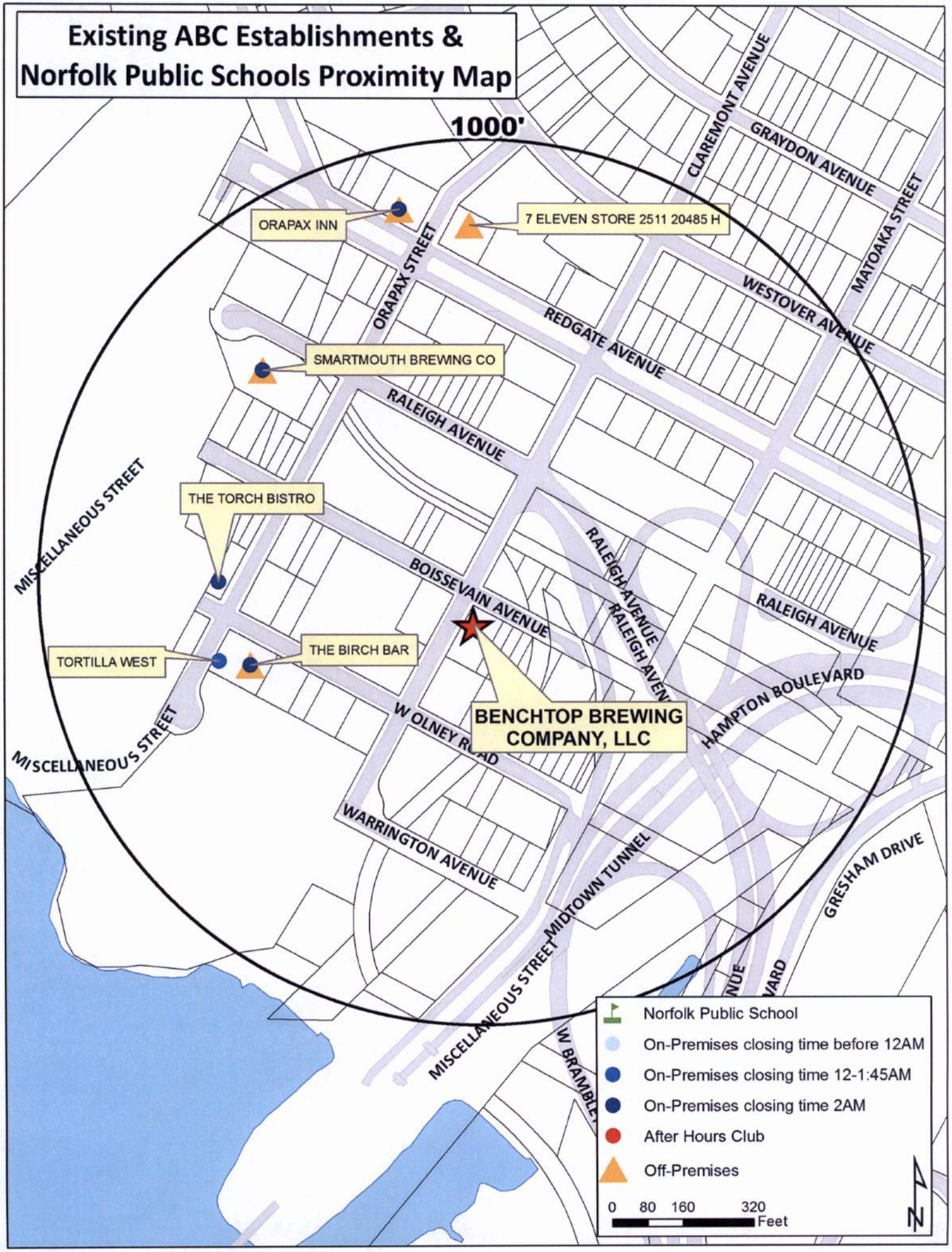
We would only sell single-sized bottles or cans in a minimum of 4-packs

Signature of applicant/owner

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

Location Map
BOISSEVAIN AVENUE
CLAREMONT AVENUE
BENCHTOP BREWING COMPANY, LLC
W OLNEY ROAD
0 12.5 25 50 Feet
N


Zoning Map
RALEIGH AVENUE
ORAPAX STREET
R-13
R-12
I-1
I-1
I-1
I-1
CLAREMONT AVENUE
BOISSEVAIN AVENUE
RALEIGH AVENUE
RALEIGH AVENUE
I-2
I-2
I-2
I-2
I-5
W OLNEY ROAD
WARRINGTON AVENUE
BENCHTOP BREWING COMPANY, LLC
0 30 60 120 Feet
N


Existing ABC Establishments &
Norfolk Public Schools Proximity Map
1000'
ORAPAX INN
7 ELEVEN STORE 2511 20485 H
SMARTMOUTH BREWING CO
THE TORCH BISTRO
TORTILLA WEST
THE BIRCH BAR
BENCHTOP BREWING COMPANY, LLC
CLAREMONT AVENUE
GRAYDON AVENUE
MATOAKA STREET
WESTOVER AVENUE
REDGATE AVENUE
ORAPAX STREET
RALEIGH AVENUE
MISCELLANEOUS STREET
BOISSEVAIN AVENUE
HAMPTON BOULEVARD
W OLNEY ROAD
WARRINGTON AVENUE
MIDTOWN TUNNEL
GRESHAM DRIVE
W BRAMBLETON
Norfolk Public School
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
BREWERY/MICROBREWERY/BREWPUB

Date of Application: 2-24-16

DESCRIPTION OF PROPERTY

Property location: (Street Number) 1129 (Street Name) Boissevain Avenue

Existing Use of Property Warehouse

Current Building Square Footage ~~5,500~~ ET 5,299

Proposed Use Microbrewery

Proposed Building Square Footage ~~5,500~~ ET 5,299

Trade Name of Business (If applicable) Benchtop Brewing Company, LLC.

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

1. Name of applicant: (Last) Tennant (First) Jonathan (MI) E

Mailing address of applicant (Street/P.O. Box): 3621 Deerfield Dr

(City) Suffolk (State) VA (Zip Code) 23435

Daytime telephone number of applicant (757) 352-8503 Fax ( )

E-mail address of applicant: jetennan@hotmail.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) Tennant (First) Jonathan (MI) E

Mailing address of applicant (Street/P.O. Box): 3621 Deerfield Dr

(City) Suffolk (State) VA (Zip Code) 23435

Daytime telephone number of applicant (757) 352 8503 Fax ( )

E-mail address of applicant: jetennan@hotmail.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) Coleman (First) Wayne (MI)

Mailing address of property owner (Street/P.O. box): 1128 W Olney

(City) Norfolk (State) VA (Zip Code) 23507

Daytime telephone number of owner (757) 466-1170 email: wcoleman@cvinternational.com

CIVIC LEAGUE INFORMATION

Civic League contact: George Pegram - President WGCL

Date(s) contacted: 2/9/16

Ward/Super Ward information: Ward 2 / Ward 6

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: WAYNE COLEMAN **Sign:** Wayne Coleman 2/12/16
(Property Owner) (Date)

Print name: J. ERIC TENNANT **Sign:** [signature] 2/24/16
(Applicant) (Date)

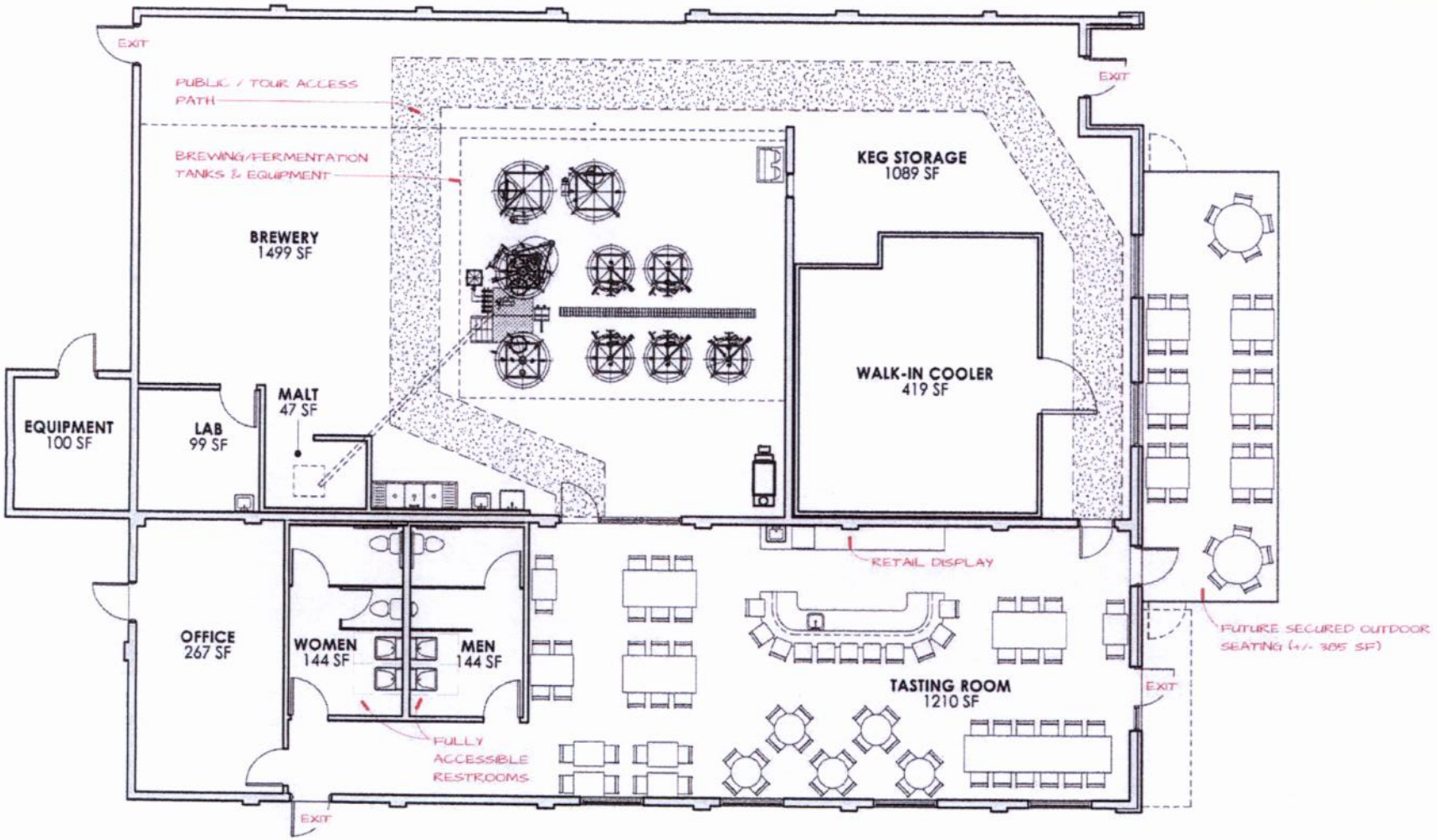
ONLY NEEDED IF APPLICABLE:

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

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

USE GROUP CLASSIFICATION:	F-2, A-2 (CURRENT USE IS ASSUMED S-1)
CONSTRUCTION TYPE:	II-B, NON-COMBUSTIBLE
FIRE SUPPRESSION:	NFPA 13 (NEW)
ALLOWABLE BUILDING AREA:	F2:23,000 SF ALLOWABLE, A2:9,500 SF ALLOWABLE
BUILDING AREA:	5,299 S.F. GROSS PROPOSED

OCCUPANCY CALCULATIONS:
15.9 EMPLOYEE/STAFF IN BREWERY OPERATIONS (F-2: @ 1:200)
98.6 INDOOR (A-2 @ 1:15 - ASSUMING STANDING AS MOST RESTRICTIVE)
25.5 OUTDOOR (A-2 @ 1:15 - ASSUMING STANDING AS MOST RESTRICTIVE)
140 TOTAL OCCUPANTS



EQUIPMENT/FURNITURE LAYOUT PLAN

1/8" = 1'-0"

CHA PROJECT 16008
ISSUE DATE 02.09.16

BREWERY LAYOUT PLAN

PC1.0

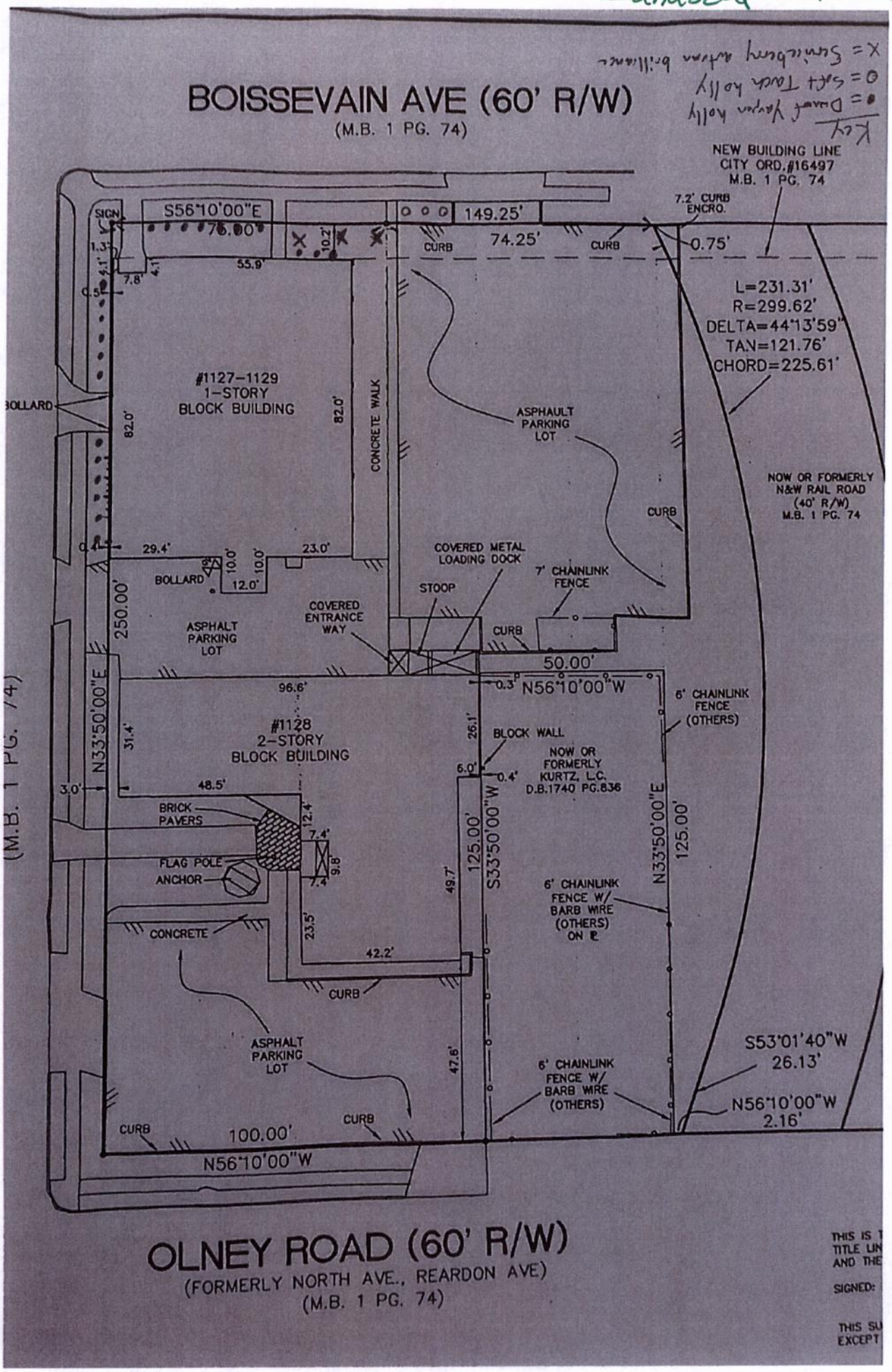
TENANT BUILD-OUT DRAWINGS FOR

BENCHTOP BREWERY

NORFOLK, VA 23507

COVINGTON HENDRIX ANDERSON

Landscape Plan



Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, March 16, 2016 2:46 PM
To: 'president@westghent.net'
Cc: Whibley, Terry; Winn, Barclay; Wilson, Denise; Whitney, Chris
Subject: new Planning Commission application
Attachments: Benchtop_microbrew.pdf

Mr. Lowe, MD

Attached please find the following application for a special exception to operate a microbrewery at 1121-1129 Boissevain Avenue:

The item is tentatively scheduled for the April 28, 2016 Planning Commission public hearing.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II

THE CITY OF NORFOLK
City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov

Whitney, Chris

From: Straley, Matthew
Sent: Thursday, March 31, 2016 8:15 AM
To: 'malia@thebirchbar.com'
Cc: Whitney, Chris
Subject: new Planning Commission application
Attachments: Benchtop_microbrew.pdf

Ms. Paasch,

Attached please find the following application for a special exception to operate a microbrewery at 1121-1129 Boissevain Avenue:

The item is tentatively scheduled for the April 28, 2016 Planning Commission public hearing.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II

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810 Union Street, Suite 508
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