

Applicant's Report for Special Use Permit

Celladora (It's Alive LLC)

111B N. Lombardy St

Richmond, VA 23220

- 700sq/ft Wine Shop with a maximum 16 seat cafe, though primarily set up for 8 seats, serving cheese/charcuterie/crudite platters, sandwiches, and a few small bites sourced from local farms, bakers and chefs. With the predicted breakdown of sales being: 65% off-premise wine sales, 25% on-premise wine sales and 10% food and non-alcoholic beverage sales. While Celladora will be serving alcohol on premises in the form of wine bottles or by the glass options, as an establishment we will never over serve a guest, nor will we pour a glass for a guest that we suspect may have already over indulged. If we ever encounter a situation where a guest has been overserved we will follow proper protocol to ensure that guest gets home safely. By following this plan, I intend for the opening of Celladora to not be detrimental to the safety, health, morals and general welfare of the community involved or create hazards from fire, panic or other dangers.
- Proposed Operating Hours will be Sunday to Thursday 1-9pm; Friday and Saturday 1-10pm
- There will be approximately 3-5 employees, working part-time, with primarily 1 to 2 workers at one time.
- A reliable garbage disposal company will be contracted to do regular trash removal multiple times a week. I will also have a pest control company for regular pest control treatments of the site. By following this plan for proper care of the location, Celladora will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or interfere with adequate light and air.
- Celladora is intended to be a neighborhood shop where the majority of our guests will hopefully walk to it; I plan on walking to work most days. While I imagine there will be more guests coming during busier hours who will be driving from farther away. I estimate that it will be approximately 4 cars an hour during evening hours and weekends, and would potentially be 2 cars an hour the rest of my opening times. If I hear that a large majority of the neighbors of Celladora would like me to rent/purchase a couple of parking spots, I will certainly look into that potential. The limited capacity of space itself will prevent Celladora from creating congestion in the streets, roads, alleys, and other public ways and places in the Fan, nor will it tend to cause overcrowding of land or an undue concentration of population.