



SUP-029041-2018

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 1209 Hull Street Date: 1-2-18
 Tax Map #: S0000085018 Fee: \$ 2500
 Total area of affected site in acres: .281 acres

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: UB2-PE1
 Existing Use: Vacant

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
atp site wholesale sales of beer made on site to distributors
 Existing Use: on and off site beer production & sale

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number: BZA Case No 17-17 from 6-7-17 meeting, approved 7-5-17

Applicant/Contact Person: Dagtown Brewing LLC / Laura Dyer Hild
 Company: " " "
 Mailing Address: 2302 E Marshall
 City: Richmond State: Va Zip Code: 23223
 Telephone: (804) 306-4314 Fax: ()
 Email: MichaelHild@churchhillventures.com

Property Owner: Church Hill Ventures
 If Business Entity, name and title of authorized signee: Laura Dyer Hild

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 2302 E Marshall St.
 City: Richmond State: Va Zip Code: 23223
 Telephone: (804) 306-4314 Fax: ()
 Email: MichaelHild@churchhillventures.com

Property Owner Signature: Joseph J. Galt FOR MICHAEL HILD # LAURA

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Special Use Permit Application
City of Richmond, VA

For 1209 Hull Street

Application Requirement 3:
Applicant's Report

Dogtown Brewing LLC should open in the fall of 2018 at 1209 Hull Street, in the Manchester district's Baldwin Building, which dates to the 1920's and was home to Thalhimer's Department Store's second store, for 5 years in the late 50's and early 60's. This is a State and Federal Tax Credit Project. The renovation has been done in compliance with the Department of Historic Resources in order to preserve the character of the building while giving it new life with a commercially viable business.

That business will consist of a brewery and restaurant onsite, on the ground floor with a seasonal roof deck the 4th floor/roof of the building, which has already been approved with a zoning variance. The brewery in the rear of the restaurant, off the parking lot, will brew up to 20 different small batch craft beers on site and will sell them to restaurant patrons onsite to bars on both floors, entirely through tap lines. Dogtown will also sell bottles, crowlers, growlers and cans of its beers to patrons who like them to take home, as most breweries in Richmond do. Dogtown would also like to be able to augment those sales by selling wholesale to distributors. Depending on the season and the weather, Dogtown will employ 50-75 full time employees hired largely from the surrounding area, and will keep the following business hours for patrons to the restaurant/brewpub:

Monday - Closed
Tuesday - 4pm - 10pm
Wednesday - 4pm - 10pm
Thursday - 4pm - 10pm
Friday - 4pm - Midnight
Saturday - 11am - Midnight
Sunday - 11am - 10pm

The brewery's working hours are 7:00am-5:00pm for beer making and bottling employees. Beer related business will occur during this time slot. Deliveries will be made during normal business hours - 7:00am-4:00pm, Monday-Friday, before the restaurant opens to the public and via the parking lot belonging to Dogtown Brewery. Supplies deliveries for the restaurant and brewery will be daily, as with most restaurants. Deliveries for wholesale distribution will leave weekly, depending on demand. There is a designated loading zone in the parking lot.

The parking lot immediately behind the restaurant has 11 spaces, none of which will be used during normal business hours, and which provide ample room for standard

18-24 foot trucks. Dogtown Brewing Company also owns the parking lot on the other side of the alley, which can accommodate an additional 28 cars. This parking lot backs up to the fences behind row houses on Bainbridge street. That fence line is about 112 feet from the loading dock. Assuming that row of parking is full of cars from tenants and guests (3-4 required, plus 3-4 for management and 3-4 for visitors), there is still 100 feet of space for 18-24 foot trucks to maneuver into position for pickups and delivery. Signage will be clear as to use and hours of loading dock. The parking lot will be used by guests during restaurant operating hours, above. Most employees will be working during restaurant operating hours, as well, and employee parking is across 12th street in our other parking lot, behind the Bankuet Place.

The maximum occupancy of the restaurant/brewpub during business hours (which as mentioned above are the opposite of shipping and receiving hours) will be about 200 people. The maximum occupancy of the building is about 250 people.

The ability to sell wholesale will enable the brewery to maintain stable staffing and production levels regardless of rooftop weather conditions and restaurant sales fluctuations. The brewery location with a loading dock just off a parking lot, as well as the additional parking across the alley and near major highways and freeways allow for easy access of 18-24ft. long trucks to and from the site without creating hassles or hazards for either drivers or residents.

We hope for the business to be a success. The wholesale distribution of up to 95,000 barrels of beer annually (the law allows for 100,000) will be accessory to the restaurant/brew house operation as beer will already be produced for on site consumption as a primary use. Even if we make beer at capacity, with our current configuration we could only actually make 4000 barrels per year. To preserve the value of the project, and to allow for future growth if we're successful, we'd like to be able to grow. Delivery of supplies and transportation of beer will be via the public alley at the rear of the building, and there is more than enough room for growth.

The restaurant/brew house has already been approved by the zoning office. The wholesale distribution of beer will be accessory to the restaurant/brew house for off site consumption we cannot see how the safety, health, morals and general welfare of the adjacent community will be negatively affected by the delivery of materials and the transportation of beer from the site

As noted previously all deliveries will be made from the public alley at the rear of the building and therefore will not create congestion on Hull, Bainbridge or 12th Streets, the rear alley or other public ways because of the limited number of trucks/deliver vehicles that will access the site. Staff parking will be accommodated in the existing parking lot on the opposite side of the rear alley immediately adjacent to the rear of the building.

The wholesale distribution of beer annually being accessory to the restaurant/brew house operation will not create hazards from fire (the building is fully sprinkled) panic or other dangers as the operation is limited to the delivery of supplies and transportation of beer from the site, and not during hours open to the public.

Since the wholesale production of beer will be housed in an existing building that is being renovated there will be no cause for overcrowding of land at this location or in the area. There will be no undue concentration of population because the occupants will be the staff of the brewery who will be on site daily and only during business hours.

There are no public or private schools, parks or playgrounds in the area or anywhere close to this proposed operation. Public water/sewer is already being supplied to the site. The wholesale distribution of beer will not have a negative effect on any public requirements, conveniences and improvements.

Again, the operation will be contained in an existing building undergoing renovation and therefore will not interfere with adequate light and air.