

INTRODUCED: January 23, 2017

AN ORDINANCE No. 2017-015

To authorize the special use of the properties known as 1600 West Main Street and 1608 West Main Street for the purpose of authorizing a distillery and the retail sales, wholesale, and distribution of liquor, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 27 2017 AT 6 P.M.

WHEREAS, the owner of the properties known as 1600 West Main Street and 1608 West Main Street, which are situated in a UB Urban Business District and the PO3 Main Street/Uptown Parking Overlay District, desires to use such properties for the purpose of a distillery and the retail sales, wholesale, and distribution of liquor, which uses, among other things, are not currently allowed by section 30-433.2, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 27 2017 REJECTED: _____ STRICKEN: _____

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, 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, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1600 West Main Street and 1608 West Main Street and identified as Tax Parcel Nos. W000-0660/031 and W000-0660/032, respectively, in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “Plat of 2 Parcels Located on the North Line of W. Main Street, City of Richmond, Virginia,” prepared by Burgess & Niple, and dated June 20, 2011, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a distillery and the retail sales, wholesale and distribution of liquor, hereinafter referred to as “the Special Use,” generally as shown on the plans entitled “Bombolini Pasta SUP Plan, 1600 + 1608 W. Main Street,” prepared by an unidentified preparer, and dated December 28, 2016, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be a distillery that engages in the retail sales, wholesale, and distribution of liquor, generally as shown on the Plans, and shall be accessory to a

restaurant, food and beverage service establishment or a food and beverage store that is operated as a permitted principal use of the Property. No greater than 50 percent of the total floor area of the building shall be devoted to the distilling, sale, and storage of liquor. All activity related to the Special Use shall be licensed and regulated by the Virginia Department of Alcoholic Beverage Control, or its successor agency.

(b) Retail sales of liquor shall not take place at any time between the hours of 10:00 p.m. and 10:00 a.m. Retail sales of liquor shall take place only within the interior of the building. Drive-up facilities shall not be permitted in conjunction with retail sales of liquor. With the exception of liquor tastings incidental to the retail sales of liquor, liquor shall not be consumed on the Property.

(c) Only liquor distilled on the Property shall be sold, whether at wholesale or retail, on the Property or distributed therefrom. No more than 30,000 cases of liquor shall be distilled on the Property in a calendar year. For purposes of this subsection, the term “case of liquor” shall be determined by the conversion table for the computation of the taxable quantities of distilled spirits most recently issued by the United States Department of the Treasury’s Alcohol and Tobacco Tax and Trade Bureau.

(d) No fewer than six parking spaces shall be provided for the uses located on the Property.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within

730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE. 2016-359

RECEIVED

JAN 06 2017

OFFICE OF CITY ATTORNEY

O & R Request

O & R REQUEST

DEC 15 2016

2-6071
Chief Administration Office
City of Richmond

DATE: 12/14/2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by Request) *JS*
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: To authorize the special use of the property known as 1600 West Main Street and 1608 West Main Street for the purpose of authorizing a distillery and retail sales of liquor among the permitted uses within a mixed use building, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1600 West Main Street and 1608 West Main Street for the purpose of authorizing a distillery and retail sales of liquor among the permitted uses within a mixed-use building, upon certain terms and conditions.

REASON: The proposed use is not permitted by the underlying zoning of the subject property without special approval. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 6, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located at the northwest quadrant of the intersection of North Lombardy Street and West Main Street in the Fan neighborhood of the Near West planning district and is comprised of a total of 0.15 acres (6,534 SF). Specifically, the subject property consists of two contiguous

parcels: 1. A 0.032 acre (1,393 SF) parcel of land (1600 West Main Street) improved with a corner surface parking area, and 2. A 0.118 acre (5,140 SF) parcel of land (1608 West Main Street) improved with a one-story mixed-use building, constructed in 1930, per tax assessment records.

The City of Richmond's Master Plan recommends Community Commercial land use for the subject property. Primary uses in this category "include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. (p. 134).

The subject property and properties to the west, south, and east are located within the UB-PO3 Urban Business Zoning District (Main Street/Uptown Parking Overlay District). Properties to the north are located within the R-6 Single-Family Attached Residential District. A mix of single-, two-, and multi-family residential, commercial, mixed-use, office, institutional, and industrial land uses are present in the area.

FISCAL IMPACT / COST: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$1,800.00 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: January 9, 2017

CITY COUNCIL PUBLIC HEARING DATE: February 13, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, Feb 6, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plan, Survey and Map

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511) 646-6308

PDR O&R 16-40



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

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

Project Name: Bombolini Pasta Date: _____

Property Address: 1600 & 1608 W. Main Street Tax Map #: W000-0066/031& /032

Fee: _____ Total area of affected site in acres: 0.15
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: UB/PO-3
Existing Use: production/storage; office; retail; restaurant

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Is this property subject to any previous land use cases?
 Yes No

distillery, including on-site retail sale and wholesale of distillery products

If Yes, please list the Ordinance Number:

Applicant/Contact Person: Jeffrey P. Geiger

Company: Hirschler Fleischer

Mailing Address: PO Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771-9557 Fax: (804) 644-0957

Email: jgeiger@hf-law.com

Property Owner: Thorp Branch, LLC

If Business Entity, name and title of authorized signer: Paul W. Kreckman, Manager

(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: c/o John Kreckman, 1134 West Avenue

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 380-6490 Fax: _____

Email: jlk@bombolinipasta.com

Property Owner Signature: _____

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 LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I, Paul W. Kreckman, Manager of Thorp Branch, LLC, a Virginia limited liability company, (Telephone) (804) 338-5698, (Address) 1134 West Avenue, Richmond, Virginia 23220, as owner of the properties described as:

2. Parcels: W000-0066/031 (1600 West Main Street) and W000-0066/032 (1608 West Main Street) and authorized to take such action, do hereby make, constitute and appoint:

3. Jeffrey P. Geiger, James W. Theobald and Penny Giles, any one of whom may act (Telephone) 771.9557, 771.9513, (Address) Hirschler Fleischer, P. O. Box 500, Richmond, VA 23218-0500

to act as my true and lawful attorney-in-fact for and in my name, place and stead with full power and authority I would have if acting personally to seek rezoning, conditional use, special use permit and/or special exception, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows: None.

4. In witness thereof, I have hereto set my hand and seal this 30th day of September, 2016.

THORP BRANCH, LLC,
a Virginia limited liability company

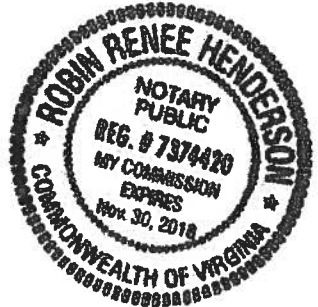
By: [Signature]
Name: PAUL W. KRECKMAN
Title: MANAGER

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Richmond, to-wit:

The foregoing was acknowledged before me this 30th day of September, 2016 by Paul W. Kreckman, Manager of Thorp Branch, LLC, a Virginia limited liability company, on behalf of the company.

[Signature]
Notary Public

My registration number is: 7374420
Commission expires: 11-30-2018



October 4, 2016

APPLICANT'S REPORT

Special Use Permit

Addresses: 1600 and 1608 West Main Street

Map Reference Numbers: W000-0066/031 and W000-0066/032

Submitted to:	City of Richmond Department of Community Development Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Thorp Branch, LLC 1134 West Avenue Richmond, Virginia 23220
Prepared by:	Hirschler Fleischer, Attorneys at Law 2100 East Cary Street Richmond, Virginia 23223

Introduction

The applicant, Thorp Branch, LLC (“Applicant”), owns the parcels located at 1600 and 1608 West Main Street (the “Property”). The parcel at 1608 West Main Street consists of a commercial building (the “Building”) that is used for a mixture of uses including production/storage, office, retail and restaurant. A neighborhood oriented business known as Bombolini Pasta operates in the Building. The parcel at 1600 West Main Street contains a parking area with six (6) parking spaces in support of the uses in the Building.

The Applicant requests a special use permit (“SUP”) to authorize the use of an inside portion of the Building for a distillery including on-site retail sale and wholesale of the distillery’s products. The distilling operations would be located within a 512 square foot portion of the Building. A small area near the front of the Building would be dedicated for the retail sale of the distillery’s products. This retail area would also include an area for tasting the distillery’s products. Virginia’s ABC laws were updated last year to permit distilleries to sell their own products on-site and to have a tasting area. Fellow business owners on Main Street signed a petition in support of the distillery request, as well as approximately 150 area residents.

The Applicant also requests authorization in the SUP (i) for outdoor seating and dining on the sidewalk in front of the Building and west of the main entrance, and (ii) for the six (6) parking spaces located on the Property to be all of the necessary parking spaces for the mixture of uses in the Building.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is referenced by the City Assessor as two tax parcels, 1600 West Main Street and 1608 West Main Street and are located at the northwest corner of West Main and North Lombardy Streets. The one-story commercial Building originally constructed in 1930 is located on 1608 West Main Street, and the six (6) parking spaces are on 1600 West Main Street. The Property contains a total of approximately .15 acre of land area. The surrounding uses are a mixture of retail, business, and residential uses.



EXISTING ZONING

The Property's underlying zoning classification is UB (Urban Business)/PO-3 (Main Street/Uptown Parking Overlay), which does not permit the requested distillery use and wholesale use. The retail sales of liquor is permitted with a conditional use permit.

The surrounding properties are generally zoned UB/PO-3 and R-6 Residential Single Family Attached.

MASTER PLAN DESIGNATION

The Master Plan recommends "Community Commercial" for the Property, which includes a combination of office, retail, personal service, and other commercial and services uses. Typical zoning classifications that may accommodate this land use category includes UB. The existing and proposed uses, and the parking proposal, are in keeping with the UB suggestion of encouraging businesses within densely developed pedestrian-oriented areas. Taken with the uses in the area, the existing and proposed uses and parking proposal are in keeping with the Master Plan designation and the intent of the UB District.

Proposal

PROJECT SUMMARY

The Building is used currently for a mixture of uses including production/storage, retail, restaurant, and office. Bombolini Pasta operates in the Building. Bombolini Past offers retail sales of the pasta it makes on site, along with the retail sale of other convenience products. Bombolini also offers a carry-out restaurant menu that includes its pasta products with limited indoor seating. Customers are primarily neighbors or people living in the surrounding area. Bombolini Pasta also sells the pasta it produces wholesale to markets and grocery stores in Virginia and the Mid-Atlantic area. Its administrative offices are also located in the Building.

The owner of Bombolini Pasta would like to add a distillery within the Building to produce craft liquor for sale to customers. The owner would like the ability to sell the craft liquor on a wholesale basis to Virginia's ABC. Two rooms in the Building, consisting of a total of 512 square feet, would be dedicated to the distillery use.

A retail area for the retail sale of the craft liquor would be set up at the front of the building. This retail area would include a tasting area for the craft liquor produced by the distillery. Customers will be able to taste limited quantities/portions of liquor on-site. This retail area and tasting area are permitted under Virginia's ABC regulations as a result of a change in the law and regulations last year. In accordance with these new regulations, *any liquor purchase must be carried out and may not be opened on-site.*

The Applicant includes a floor plan showing the general location of the mixture of uses within the Building, including the requested distillery use and the location of the retail area and tasting area for the distillery's products. The Applicant requests the flexibility to adjust locations and the square footage of the mixture of uses in the Building over time.

The Applicant also requests that the SUP permit outdoor seating and dining on the sidewalk in front of the Building and west of the main entrance. This location is generally shown in the included floor plan. The Applicant believes this location will allow the Building to screen the outdoor area from the adjacent residential neighbors to the east, while further activating this section of Main Street to further encourage pedestrian activity. The UB District permits outside restaurant areas, but they must be located at least 100 feet from any property in a R district. By the Applicant's estimation, the requested outdoor area would be about 50 feet on a straight-line basis from the nearest property in a R district.

Lastly, the Applicant requests that the SUP permit the six (6) parking spaces located on the Property to be all of the necessary parking spaces for the mixture of uses on the Property.

The proposal is in keeping with the Master Plan recommendation of "Community Commercial", as well as the intent of the UB District. Fellow business owners on Main Street signed a petition in support of the distillery use, as well as approximately 150 area residents.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed additional use as a distillery, along with the existing pasta manufacture and sale, the retail sale, and carry-out restaurant uses are in keeping with the Master Plan and the intent of the UB District which encourages businesses within densely developed pedestrian-oriented areas. The distillery use, retail sale and wholesale are regulated by the Virginia ABC ensure the safety, health, morals and general welfare of the surrounding area.

The requested outside seating and dining area will use the Building to screen the adjacent residential uses and will further encourage pedestrian activity along this section of Main Street. Permitting the outside seating and dining area will not be detrimental to the safety, health, morals and general welfare.

Most customers frequent the Building on foot. The existing six parking spaces and available on-street parking have provided ample parking for those customers who do not walk. Permitting the six existing parking spaces to support the mixture of uses in the Building will not be detrimental to the safety, health, morals and general welfare in this pedestrian-oriented area.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The requested SUP will have little traffic impact on the area. There is a lot of pedestrian traffic in the area utilizing the business, and the six parking spaces have been more than sufficient to serve the business' needs in the past and will continue to do so.

- ***Create hazards from fire, panic or other dangers.***

The property is and will be improved in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to

this Building are designed to eliminate such hazards. The entire structure is protected by an approved automatic fire suppression system and fire alarm system.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The requested SUP will not tend to overcrowd the land or create an undue concentration of land. No expansion of the building footprint is proposed. No dwelling units are proposed. The addition of the outside seating and dining area will further activate this area of Main Street.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The requested SUP would not adversely affect the above-referenced City services. The existing and proposed use will have no impact on these City services. Utilities are already provided. There are no school-age children generated.

- ***Interfere with adequate light and air.***

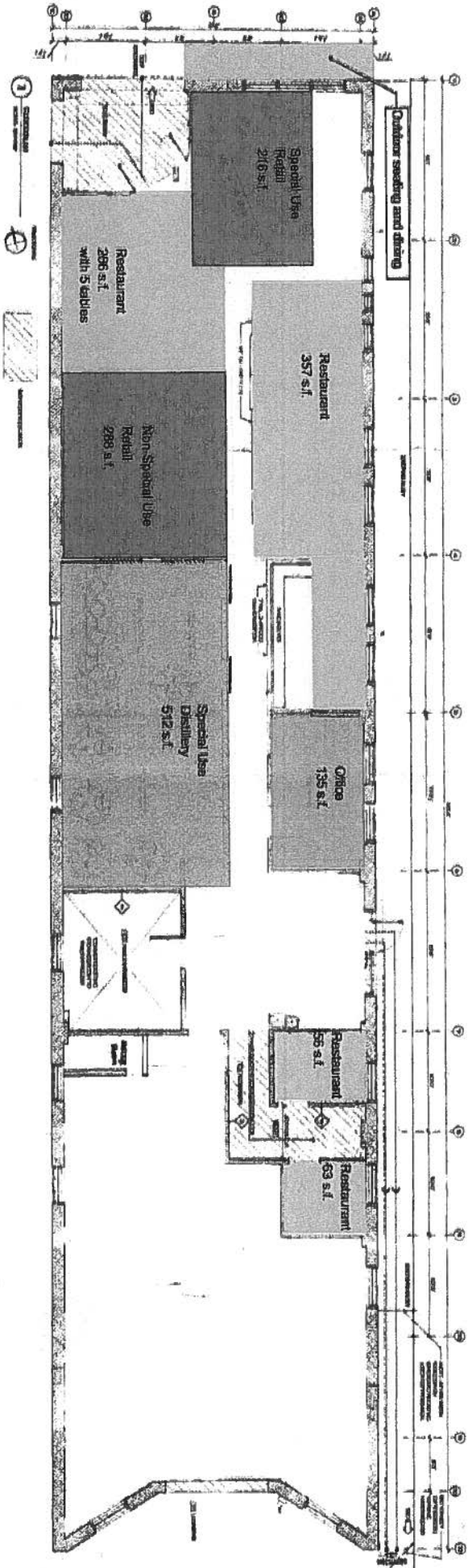
The light and air available to the subject and adjacent properties will not be affected. The existing building is not being expanded. No improvements are proposed for the parking area that would impact light or air.

Very truly yours,



Jeffrey P. Geiger

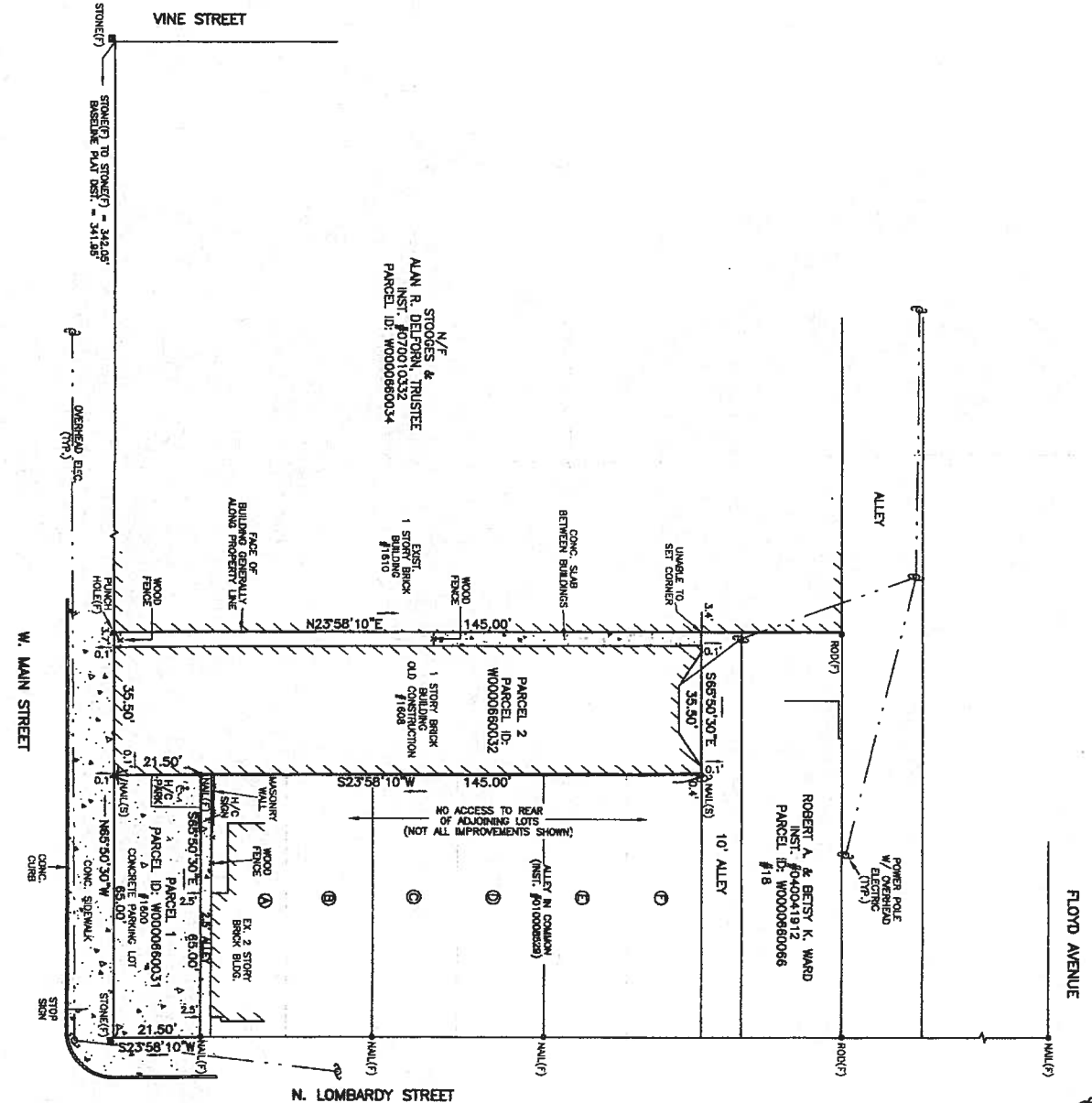
JPG/pg



Bambolina Pasta SUP Plan
 1600 + 1608 W. Main Street
 December 28, 2016

- NOTES:
- OWNER: P & I ASSOCIATES AND ALAN R. DELFORSN-TRUSTEE
INST. #070008141
 - AREA: PARCEL 1 = 0.032 ACRES, PARCEL 2 = 0.118 ACRES
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FURNISHED BY SAFE HARBOR TITLE COMPANY, FILE #SHTC1-103, EFFECTIVE DATE: MAY 25, 2011
 - ON 08-07-11, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON. ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON. THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS FROM SURROUNDING PROPERTIES FROM ADJACENT PREMISES OTHER THAN SHOWN HEREON.
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE AREA "X" (AREA DETERMINED BY THE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE MAP OF THE CITY OF RICHMOND, VIRGINIA, MANAGEMENT AGENCY, COMAUNIT PAPER NO. 51012800070, REVISED APRIL 2, 2009).

- GABRIEL H. RICCOPPO
INST. #0800202665
PARCEL ID: W0000860067
- STEVEN H. GROSSMAN & MARIANNE SCHEIDT
INST. #080019074
PARCEL ID: W0000860029
- WAYNE S. DAWN P. & MORRAN BARLOW
INST. #090015137
PARCEL ID: W0000860028
- WILLIAM T. NOLLEY & D. STAGE C/O ED TYNOKY
DB, 87 PG. 378
PARCEL ID: W0000860027
- WILLY R. & KAREN BAU
INST. #010008529
PARCEL ID: W0000860025
- ANNA EDELMAN & BORIS V. TCHOUMACHEV
INST. #070019333
PARCEL ID: W0000860025



ALAN R. DELFORSN, TRUSTEE
INST. #070010332
PARCEL ID: W0000860034

ROBERT A. & BETSY K. WARD
INST. #040041912
PARCEL ID: W0000860066
#18



PLAT OF 2 PARCELS LOCATED ON THE
NORTH LINE OF W. MAIN STREET,
CITY OF RICHMOND, VIRGINIA



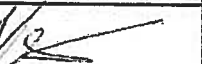









BURGESS & NIPLE
4112 INNSLAKE DRIVE, GLEN ALLEN, VIRGINIA 23060
PHONE (804) 320-2667 FAX (804) 323-5131



DATE: 08-28-11
SCALE: 1" = 30'
DRAWN BY: JBI
CHECKED BY: JBI
JOB NO.: 50402
P.L.R. NO.:
SHEET 1 OF 1

Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
Tammy S. Roston / 	11018 W. Main St 23220
DAVID SHEA / 	3530 W. CARY ST 23221
Matthias Hingst / 	1627 N Main St. 23220
	1613 W Main St. 23220
	1607 W. Main St 23220
	1520 W MAIN ST 23220
Soshua Hunter	1610 W. Main ST 23235
	1609 W MAIN ST 23220
	1616 W. Main St. 23220
	1531 W. Main St.
	1514 W. Main St.
	1620 W. Main St
	12 S. Lombardy St

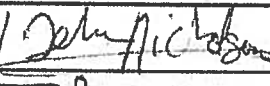
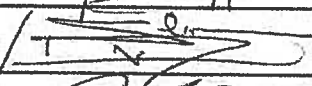
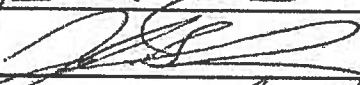
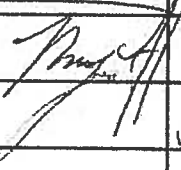
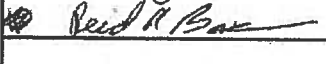
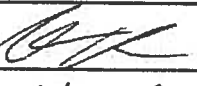
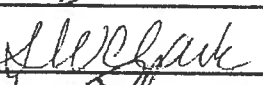
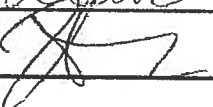
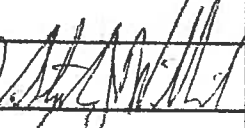
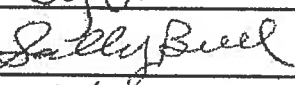
Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
<i>[Signature]</i>	32 N Lombardy St. Richmond, VA 23220
<i>[Signature]</i>	7145c Sixth Drive Richmond 23225
Kathleen Ryder <i>[Signature]</i>	3111 Queens Crown Dr Ben Av 23113
Susan Horne <i>[Signature]</i>	4218 Kingcrest Pkwy 23221
Shannon Selherak	1643 W. Cary St 23220
NATHAN GOMEZ	6 N-COLONIA 23221
Jessica H. Culler <i>[Signature]</i>	108 N. Rowland St. 23220
Kitty TURNER	13161 LEA ANNA VA 23101
Jill Barden	4 N Lombardy St 23222
→ Peter Blackwood <i>[Signature]</i>	1607 W Main St Richmond, VA 23220
<i>[Signature]</i>	4230 West Grace St. 23220
<i>[Signature]</i>	4230 W. GRACE ST 23221
Kenny E <i>[Signature]</i>	2427 Ballsuitz Rd
Rob Austin <i>[Signature]</i>	3912 Park Ave. 23221
Malcolm Hall	6109 Chestnutfield Meadows Dr 23832
Georgia Kukasi <i>[Signature]</i>	2229 Monument Ave 23220

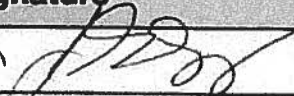
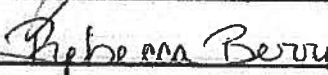

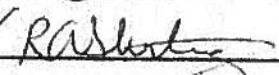
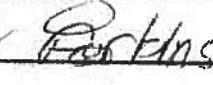


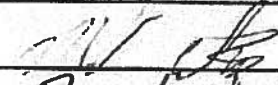
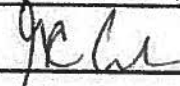
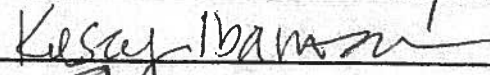
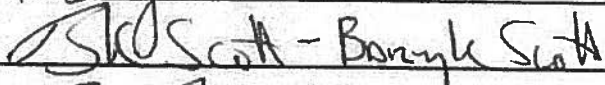


Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Print Name / Signature	Address
1 Signature	3 Address
2 Print Name	
3. CHRISTINA COLE	4410 SPRENKLE LANE, APT C
4. SASHA WATERS	800 BOWE ST.
5. Clare Tilton	110 N. Mulberry St. 23220
6. John Nicholson / 	1714 HAMPTON ST RVA 23220
7 Klaas Versluis / 	3 N Allen Ave RVA 23220
8 John Becke 	
9 Keegeen Hockett 	3 N Allen RVA 23220
Reid A Barden 	11209 Ensley Ct Henrico VA 23233
Reid A Barden	
Robert Perera 	24 N Lombardy St C300
Sarah Clark 	3116 Stuart Ave #6, RVA 23221
Meredith Huddle 	1465 Floyd Ave 23220
Blake Wheelock	3029 Park Ave, RVA 23221
Austin Maloney	1101 W Grace St, RVA 23220
Stephen Williams 	10 N Allen Ave
MO Nyamweya	1016 W Franklin St.
Sally Bull 	2603 Parkwood Avenue
Shannon Mitchell	363 Perrow Lane
Adam Diehl	5526 Rockview Curve
Sarah Colon	6928 VANDERBILT AVE
Rob Comet	3916 WYTHE AVE, RICHMOND, VA.

Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
Jim Smyth 	1324 Floyd Ave. RUM
Rebecca Berry  Prohoma Berou	1101 Grove Ave RVA
	28 W LOMBARD ST
RA Stirling /  RAdler	7 S. Vine St
Mike + Betty  Parkins	7118 White Lanyard
PAT DUNN	8107 Crown Colony
	294 W. Henric Ave
 Dean	4700 1610 West Main St.
Selenia	100 W. Gads Ave
Manna Williams	100 W Graham Rd.
	3116 Pattison Ave
David Whipple	623 Mary Hills Dr. Roanoke Ridge
Deborah Little Deborah Little	609 Old Station St, 23005
Gretchen Combar 	415 N. 26th Street, RVA 23223
Kelsey Ibarra 	3511 Kensington Ave #6
Stu Scott -  Bonnyk Scott	1204 Park Ave 23220
	3203 Barton Ave 23222
	822 Chippendale Rich 23235
MIKE M'GANN	206 N. VINE ST 23220
ALBX NYERGES	726 S. PINE ST. 23220



Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
Robert M Hoekstra	1705 PARK Ave
Srdjan Lesaja	168 PARK Ave
B. Campbell	3111 East Marshall
Charley Vaughan	9330 OAK RIDE DR
TED McClure	2519 Floyd Ave. 23220
Louis Ferro	3211 W Franklin St.
Lisa Magnus	100 N. Allen Ave 23220
Mary Hoffer	3617 Edgewood Ave. 23222
Hans Hoffer	3617 Edgewood Ave. 23222
John I. Ruffalo	34 N. Lomax 23220
B-Z	3134 Floyd Ave Apt 1 23221
TRAVIS KUHN	4903 PARK AVE 23226
Hustor Adkin	1455 w Main St. RVA
Cary Alex Miller	103 N Wilton Rd. 23220
Katie Boykin	5610 Wythe 23226
Wendy Martin	2702 Grove Ave 23220
Barbara Bivens	10277 Shaws Grove Pl 23116
Narda Skraits	2515 Bonanza St 23228
Jack Beckley	900 Moorcroft Dr
Man M... ..	3807 Hill Monument Pkwy

Richmond, VA
23227

Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
<i>[Signature]</i>	1820 West Cary Apt B
Andrew Barwood	1707 Derers Road
Karen Gross	208 Overlook Rd
Jennifer McDonough	8788 Daborn TPK
<i>[Signature]</i> Jesse Horton	411 Roxana Rd
<i>[Signature]</i>	1710 Fenton St
Hannah Wiegard <i>[Signature]</i>	13416 Bermuda 71 Dr, Chester
Antonio M. Elias <i>[Signature]</i>	7907 Anel Way, McLean 22102
<i>[Signature]</i> Jacqueline Pote	1101 Grove Ave, Richmond VA 23220
Daniel Galbraith	7419 Fountain Head Dr, Annandale VA
<i>[Signature]</i>	2517 W Main St 23220
Anna Kamm	2521 W Main St 23220
Scott W. Hulsing	2905 W. Grace Rd, VA 23221
Jenna Miller	3031 Norfolk St. Apt 111
Garin Sterdele	711 Hallsboro Road
Brooks Files <i>[Signature]</i>	8647 St Peters Ln, New Kent, VA 23124
Will Tourentino	5242 MISTY SPRING DR. MID 23112
LANNY CORRELL <i>[Signature]</i>	4504 KENSINGTON AVE RVA 23221
Kate Molchany / <i>[Signature]</i>	VCU
Prest Werman	2015 Maplewood Ave.


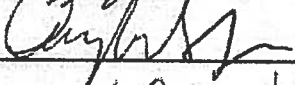
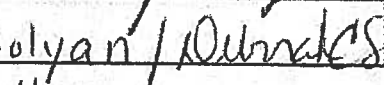



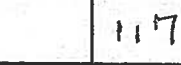
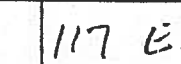
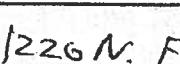
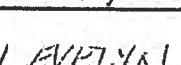

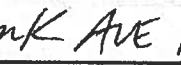
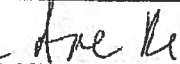
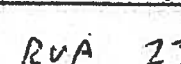
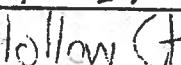
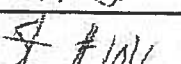
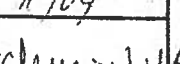
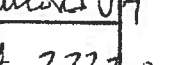
Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
<i>John Pierce</i>	2909 Fordall Ave
Robert Leach	905 103rd St.
JOE MOWDEAR	106 MACON CIR. ASHLAND
LIAM DUFFY	1709 Hanover Ave
Nick Shallow	1221 24th St NW
EVAN ABRAHAMSEN	615 WEST 29th
MARY SAH	2506 Proctorick Cir
Matt Gillis	111 N. Davis Ave
Brittany	407 N Robinson St
Charity Stevens	117 N. Lombardy St.
Eric Roden	3600 W Brons ST # 411
Andrew Guntz	9950 Staples Mill Rd
Lydia Anton	9001 Willowbrook Dr.
Karen Stewart	3100- Hanover Ave Apt A
Andrew Minich	28 N. Plum St.
ROBERT WILLIAMS	Robert Williams 21 JAMES FALLS ST # 2322
Krista Bernard	Robert Williams
Susan Mitchell	Robert Williams
W. Penn	12721 Penning Oaks Ct Glen Allen 23220
Brian Shaw	1611 Park Ave., Richmond, 23220

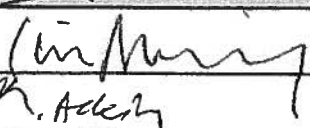
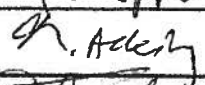


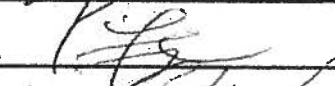
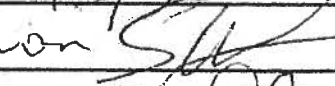
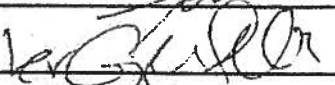


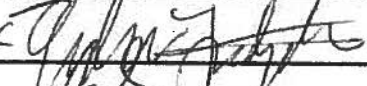

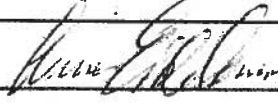
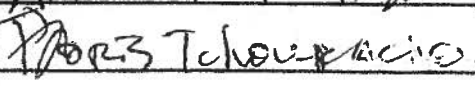
Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
Dennis Throckmorton 	1209 Beverly Drive
Douglas Solyan 	2429 Stuart Ave.
Deborah Solyan /  Deborah Solyan	2429 Stuart Ave.
Elyse Miller	2339 W. Grace St. RVA 23220
Matthew Ward	2339 W. Grace St. RVA 23220
Jamie Malin 	1504 West Ave
Austin Decker 	1142 W Grace St
Stephanie Burnett 	9701 Dove Hollow Lane Glen Allen 23060
Francine Spinelli 	117 East Branch Rd Yorktown VA 2366
BOB GREY 	117 E. BRANCH Rd, Yorktown VA 236
Chase Lurden 	1226 N. F. WILMORE ST, Arlington, VA 22201
Linda Chance 	4911 EVELYN BYRD RD, RICHMOND 23222
ROSE SANCTER 	1728 BIRCH RD, MCLAN, VA 22101
Scott Bussells 	1410 PARK AVE Richmond, VA 23220
Cheryl Hatcher 	1410 Park Ave Richmond VA 23222
Zach Smith 	311 S. Pine St. RVA 23220
Christina Kannegieter 	10086 Halesys Hollow Ct Glen Allen, VA 23060
Eric Fetherman 	1508 W Main St #104 Richmond VA 23204
Caitlin H. Merritt 	8 N Plum St., Richmond VA
Michal Congdon 	1906 Hanover Ave RVA 23220

Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
Tim Morrissey 	1822 HANOVER AVE 23220
Maurcen Ackery  M. Ackery	1523 Hanover Ave 23220
TRAVIS STANSBURY 	1711 HANOVER AVE #5
Ansley Perkins	104 N. Granby St 23220
L. E. JAMES, JR. 	123 E. BROAD ST. 2D
- Terry Duncan 	3 N. V. street
Steve Furrion 	3109 E. OLYMPIA BLVD 23225
Gayle Fuller 	510 Evelyn Byrd 23205
EUSE BURKE 	506 N 23rd street 23223
John Gross 	814 W 47th St
Andrew Fedynak 	3222 Ellwood Ave 23221
Tyler Currie 	1827 W. Main St 23220
Lian Putnam	1827 W. main St, APT A. 23220
Claire Frost	1504 Floyd Ave 23220
Zack Walton	1504 Floyd Ave 23220
Beth M Glasser	312 N. Monroe St 23220
Casey Tan	402 S. Harrison Street
Anna Eidelman 	14 N. Lombardy St 23220
Roberto Tchoupano 	14 N. Lombardy

Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
Matt Hughes / <i>[Signature]</i>	1314 Blair St. 23220
Noel Ives Rublee / <i>[Signature]</i>	3206 Bute Lane, 23221
Angela Kappus / <i>[Signature]</i>	4940 Old Main St, 23231
Dave Kappus / <i>[Signature]</i>	4940 OLDMAN ST 23231
JOHN FLETCHER / <i>[Signature]</i>	1439 FLOYD AVE, RICHMOND 23220
Julie Fletcher / <i>[Signature]</i>	1439 Floyd Ave, Richmond, 23220
T.M O'Toole / <i>[Signature]</i>	113 N. Vine St, Richmond, VA
Lia Lash / <i>[Signature]</i>	4406 Bromley Ln, Ric 23220
CODI GRABORN / <i>[Signature]</i>	1522 FLOYD AVE. RICH 23220
Kyle Brackets / <i>[Signature]</i>	2005 Stuart Ave Rich VA 23
Pat Williams / <i>[Signature]</i>	1921 W. Main St 23220
Charlotte McElford / <i>[Signature]</i>	401 N. Hamilton 23221
<i>[Signature]</i>	1002 Dinwiddie Ave 23229
<i>[Signature]</i>	Jill Wynn 226 Brooks Church 23221
Wendy D'Angelo / <i>[Signature]</i>	16 W. Leigh St. 23220
Jeremy Bess / <i>[Signature]</i>	3004 Watercress St. Apt 2A 23112
Melissa Ferry / <i>[Signature]</i>	1712 Floyd Ave 23220
<i>[Signature]</i> March Sobczyk	1101 Wgt 43rd St. 23225
Natalie Sympton / <i>[Signature]</i>	1522 Floyd Ave 23220
Bryce Nielson / <i>[Signature]</i>	2500 Floyd Ave 23220

Bombolini Distillery

We the undersigned support Bombolini Pasta's request for a "Special Use Permit" at the 1606 w. Main st location to operate a craft distillery.

Name / Signature	Address
Daniel Caer	3310 Monument Ave, RVA
Colin King	3337 Idlewood Ave.
Jim Erskine	7001 Stanton Ave
Kenny Parker	1005 W Franklin St, Apt 5
Tyler Ladner	606 North Boulevard
Patricia Tscharskyj	2215 Hanover Ave, Apt A
Milena Machado	109 N. Hanover St. #9
Nathan Sauer	2208 Floyd Ave.
Kate Bausman	2017 Maplewood Ave
Gavin Harmon	9 N. Spafford
Greg Hotbauer	9 W Spafford
Paul Nicholson	1537 W MAIN ST
Jill Stefanovich	1425 Grove Ave
Andy Stefanovich	1425 Grove Ave
Myke Lepore	17017 WILSON
_____	4433 Park Ave 23221
Collin Moffett / Collin P. Moffett	1817 W Cary St 23200
Kelly Gallaway / Kelly Gallaway	208 N. Lombardy
Margaret Pannhagen / Margaret Pannhagen	208 N. Lombardy
ERIC WARRERS	1337 RIVER LEFT DR MADISON