



Charleston Board of Zoning Appeals

AGENDA

8:30 a.m., Thursday, April 14, 2022

City Service Center Conference Room · 915 Quarrier Street

I. Items for Review

VAR-22-3003

Application of Charleston School of Beauty Culture requesting a variance of the on-site parking requirements in order to establish an educational facility at the property located at **514 50th Street.**

VAR-22-3004 & CUP-22-0220

Application of JD Stricklen requesting a variance of the lot provisions in order to subdivide townhouses and a conditional use permit in order to establish restricted accessory parking lot at the properties located at **1258-1268 Oakhurst Drive.**

CUP-22-0221

Application of Kenneth Graley Jr requesting a conditional use permit in order to establish a brewery at the property located at **320 West Washington Street.**

II. Approval of minutes for the March 10, 2022 hearing.



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

Case Description

VAR-22-3003: Application of Charleston School of Beauty Culture requesting a variance of the on-site parking requirements in order to establish an educational facility at the property located at **514 50th Street.**

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email lori.brannon@cityofcharleston.org or call 304-348-8105.

Hearing Details

WHEN: 8:30 a.m.
Thursday, April 14, 2022

WHERE: City Service Center Conference Room
915 Quarrier Street

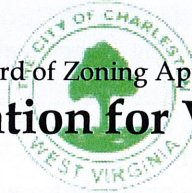
Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to lori.brannon@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting.

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

Board of Zoning Appeals
Application for Variance



BZA # _____

Hearing Date: _____

Applicant Information	Property Information
Name: <u>Charleston School of Beauty Culture</u>	Address: <u>514 50th St, SE</u>
Address: <u>514 50th St, SE</u>	Tax Map and Parcel:
Phone: <u>304-807-8019</u>	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant) <u>Stephen Hall</u> <u>5241 Doc. Bailey Rd.</u> <u>Cross Lanes, WV 25313</u>	Property Owner and Mailing Address: (if other than applicant)

INSTRUCTIONS: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application:

1. a site plan drawn to scale;
- ☒ 2. a list of the owners, with their mailing addresses, of the properties within a 100 foot radius of the property for which the variance is being sought; and
3. \$125.00 filing fee in the form of cash, personal check or money order made payable to the City of Charleston.

You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions.

THE PLANNING DEPARTMENT WILL NOT ACCEPT INCOMPLETE APPLICATIONS.

A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. Please describe your variance request. Seeking a waiver of the on-site parking requirements.

Applicable Section(s) of the Zoning Ordinance § 23-060-01

Please describe the proposed work to be done on the property. Converting Hardings Funeral Home into a Beauty and Barber school.

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if ALL of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected? There are seven parking spaces on site along with twenty-seven spaces on the public right-of-way. With car-pooling and the number of students who do not drive, no adverse parking overflow is anticipated.

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions which may satisfy this criterion. In comparison with other properties in the vicinity and under the same zoning regulations, what is unusual or different about the subject property? What is unique about this property is that the building occupy the majority of the available space but are simultaneously adjacent to an unusually wide right-of-way with available parking spaces.

3.) **An unnecessary hardship is neither personal nor financial in nature.** In this application, an unnecessary hardship is a problem created by some feature of the land which prevents the owner from making reasonable use of the property as permitted by the Zoning Ordinance. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Without a variance, are you deprived of all beneficial use of your land? Virtually any commercial use available for the property would not be possible without a variance because of the limited spaces available compared to the size of the building.

Is your situation due to unique circumstances that are not shared by other land in the district? Most of the neighboring businesses also rely upon right-of-way parking.

Would approval of your variance request alter the essential character of the surrounding neighborhood or community? No.

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed?

The intent of the Zoning Ordinance is observed because of the significant available parking already available adjacent to the site. Further, the variance sought differs little from the variance previously granted for the site as a funeral home.

Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community?

The variance permits the land modern adaptability in commercial usage

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Stephen L. Hall

Signature

3-7-22

Date

Planning Department Use Only

The following is a list of related cases:

The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:

Application reviewed by:

Action: ☐ Approved ☐ Rejected

If approved, were there any specific conditions or limitations imposed by the BZA?

Planning Official Signature and Title

Date





Board of Zoning Appeals PUBLIC HEARING NOTICE

Case Description

VAR-22-3004 & CUP-22-0220: Application of JD Stricklen requesting a variance of the lot provisions in order to subdivide townhouses and a conditional use permit in order to establish restricted accessory parking lot at the properties located at **1258-1268 Oakhurst Drive**.

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email lori.brannon@cityofcharleston.org or call 304-348-8105.

Hearing Details

WHEN: 8:30 a.m.
Thursday, April 14, 2022

WHERE: City Service Center Conference Room
915 Quarrier Street

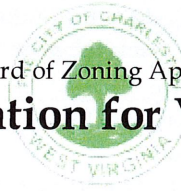
Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to lori.brannon@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting.

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

Board of Zoning Appeals
Application for Variance



BZA # _____

Hearing Date: _____

Applicant Information	Property Information
Name: <u>J.D. Stricklen</u>	Address: <u>1258-1268 Oakhurst Dr.</u>
Address: <u>P.O. Box 106 Blue Creek, WV 25026</u>	Tax Map and Parcel: <u>SA 6B 118.1</u>
Phone: <u>304 552 8813</u>	Zoning District: <u>R-6</u>
Agent Name, Address and Phone Number: (if other than applicant) <u>same</u>	Property Owner and Mailing Address: (if other than applicant) <u>same</u>

INSTRUCTIONS: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application:

1. a site plan drawn to scale;
2. a list of the owners, with their mailing addresses, of the properties within a 100 foot radius of the property for which the variance is being sought; and
3. \$125.00 filing fee in the form of cash, personal check or money order made payable to the City of Charleston.

You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions.

THE PLANNING DEPARTMENT WILL NOT ACCEPT INCOMPLETE APPLICATIONS.

A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. **Please describe your variance request.**

Lot frontage + Lot size

Applicable Section(s) of the Zoning Ordinance Section 6-020 A

Please describe the proposed work to be done on the property.

Subdivision of existing units
in order to promote home ownership

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if **ALL** of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected?

Buildings are exist by right
Land use will not change if
variance is granted.

The variance will promote home ownership

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions which may satisfy this criterion. In comparison with other properties in the vicinity and under the same zoning regulations, what is unusual or different about the subject property?

To achieve home ownership it is
necessary for the requested
variances

3.) **An unnecessary hardship is neither personal nor financial in nature.** In this application, an unnecessary hardship is a problem created by some feature of the land which prevents the owner from making reasonable use of the property as permitted by the Zoning Ordinance. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Without a variance, are you deprived of all beneficial use of your land?

Highest + best use of land and
the opportunity of home ownership

Is your situation due to unique circumstances that are not shared by other land in the district?

No
The land will remain residential

Would approval of your variance request alter the essential character of the surrounding neighborhood or community?

No. The land use
will be the same. The difference
will be rental homes only as
opposed to homeownership possibilities

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed?

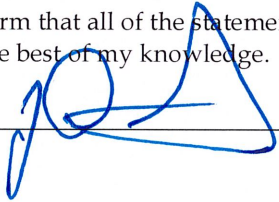
Yes to it's fullest extend.

Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community?

The property is zoned by right for up to 8 units. We have 6 unit. We believe owner occupied unit are the highest and best use.

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature



Date

3/3/22

Planning Department Use Only	
The following is a list of related cases:	
The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:	
Application reviewed by:	
Action: ☐ Approved ☐ Rejected	
If approved, were there any specific conditions or limitations imposed by the BZA?	
Planning Official Signature and Title	
Date	

Board of Zoning Appeals
Application for Conditional Use Permit

CU # _____

Hearing Date: _____

Applicant Information	Property Information
Name: J.D. Stricklen	Address: 1258 - 1268 Oakhurst Dr
Address: P.O. Box 106 Blue Creek, WV 25026	Tax Map and Parcel:
Phone: 304 552 8813	Zoning District: R-6
Agent Name, Address and Phone Number: (if other than applicant) SAME	Property Owner and Mailing Address: (if other than applicant) SAME

IMPORTANT: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application: 1) a site plan drawn to scale; 2) a list of the owners, with their mailing addresses, of the properties within a 250 foot radius of the property for which the variance is being sought; 3) \$125.00 filing fee in the form of a check or money order made payable to the City of Charleston. You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

Please describe the proposed use. Include information such as the activities to be conducted on the site, hours these activities will be conducted, and any other data pertinent to the proposed use. If the proposed use is a business, please attach a list of the officers and their contact information. _____

12 car parking area for 6 adjoining
new town houses
Parking for residential use only

Applicable Section(s) of the Zoning Ordinance _____

Does the proposed use comply with the conditions set forth in the Zoning Ordinance? _____

Yes . Residential neighborhood

Please describe any proposed work to be done on the property. _____

Install 12 car parking area with
grass borders

If your request for a conditional use permit is granted, how will others in the area be affected? _____

No. Area will allow
ample off street parking.

Will your request devalue the property of others in the vicinity by altering land use characteristics or diminishing the marketable value of adjacent land and structures or increasing congestion on public streets? _____

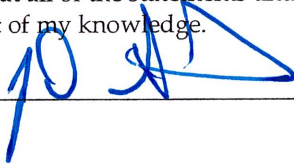
No. This is a very attractive
custom built property

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston? _____

Yes

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature



Date

3/3/22

Planning Department Use Only

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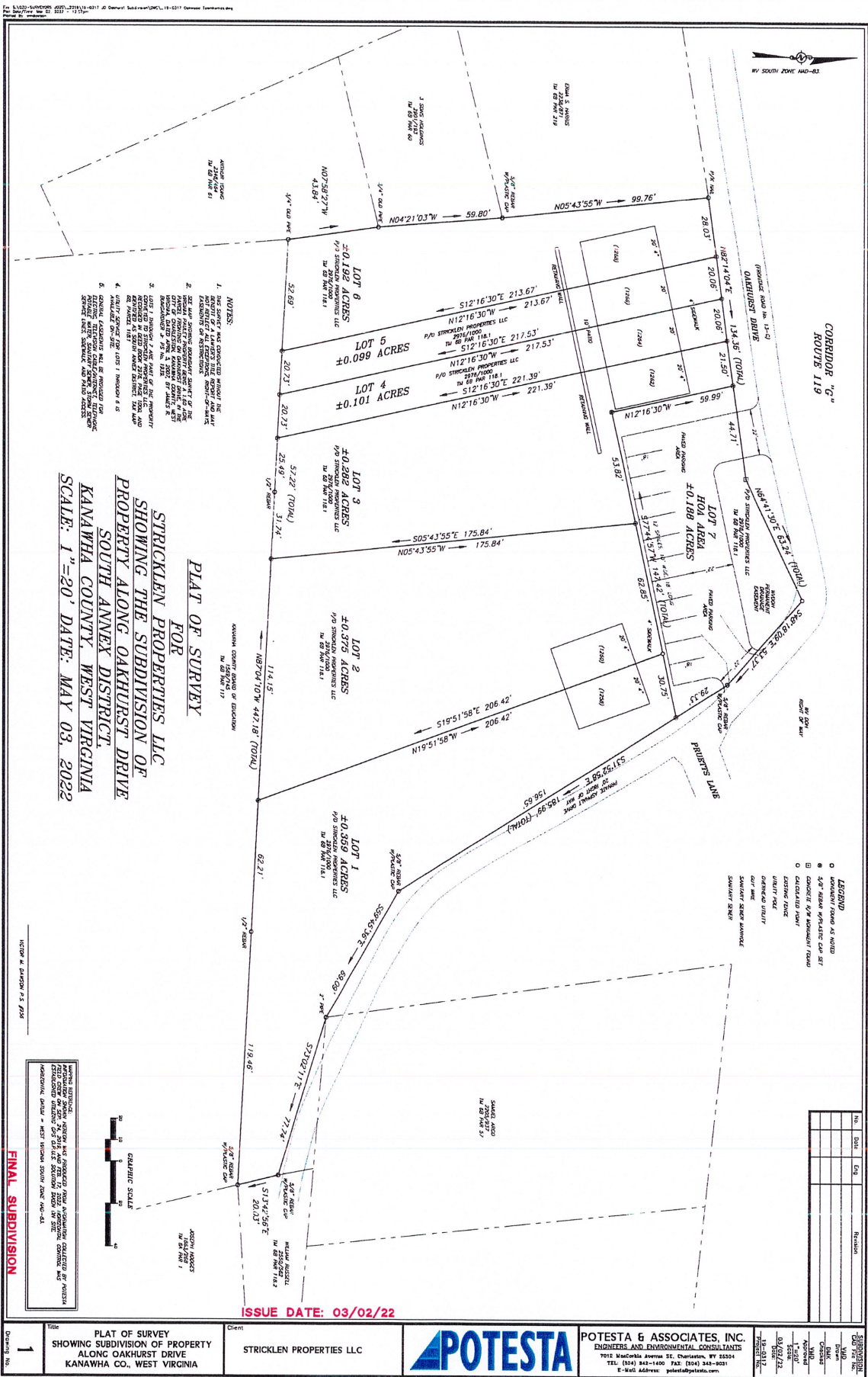
Application reviewed by:

Action: ☐ Approved ☐ Rejected

If approved, were there any specific conditions or limitations imposed by the BZA?

Planning Official Signature and Title

Date





Board of Zoning Appeals PUBLIC HEARING NOTICE

Case Description

CUP-22-0221: Application of Kenneth Graley Jr requesting a conditional use permit in order to establish a brewery at the property located at **320 West Washington Street**.

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email lori.brannon@cityofcharleston.org or call 304-348-8105.

Hearing Details

WHEN: 8:30 a.m.
Thursday, April 14, 2022

WHERE: City Service Center Conference Room
915 Quarrier Street

Public Participation

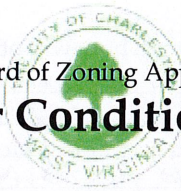
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Board of Zoning Appeals

Application for Conditional Use Permit



CU # _____

Hearing Date: _____

Applicant Information	Property Information
Name: <u>Kenneth R. Craley Jr.</u>	Address: <u>320 Washington St. W</u>
Address: <u>1469 Kanawha State Forest Dr. Char. W</u>	Tax Map and Parcel: <u>27 and 203</u>
Phone: <u>304-437-1787</u>	Zoning District: <u>Commercial UCD</u>
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (if other than applicant) <u>Paul Monroe</u> <u>7304 Sissonville Dr.</u> <u>Sissonville, W.V. 25320</u>

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Please describe the proposed use. Include information such as the activities to be conducted on the site, hours these activities will be conducted, and any other data pertinent to the proposed use. If the proposed use is a business, please attach a list of the officers and their contact information. To Brew and Sale beer.

To open a small business to provide Craft Beverages
to consume on and off site.
Monday thru Wednesday not open to the public in order
to craft and prepare product for sales and Brew and Keg.
Thursday from 4pm to 8pm to sale, beverages and snacks.
Friday and Saturday 4pm to midnight. Sunday's 1pm to 5pm.
Depending on business sales and Season.

Applicable Section(s) of the Zoning Ordinance 15-010, 15-060, 15-063

Does the proposed use comply with the conditions set forth in the Zoning Ordinance? Yes

Refer to Land Use Table for Alcohol Beverage
Sales for Off-premise Consumption and Alcohol
Beverage Sales to Bars, Night Clubs or Private Clubs

Please describe any proposed work to be done on the property. No. The property is already
up to date nothing is required to be done.

Responsibilities of the Establishment

Please initial after each statement indicating understanding and acknowledgement of responsibilities of the business owner.

Provide an adequate number of management staff, security personnel, and employees to effectively manage the establishment.

KRG (initial)

Use reasonable measures to provide a safe and clean environment for guests and employees.

KRG (initial)

Maintain both the interior and exterior of the establishment in a safe, well-maintained condition that is inviting to the public.

KRG (initial)

Ensure all managers, bartenders, and servers complete the Professional Server Certification Corporation's On-Premises Responsible Serving Course. Copies of staff certification must be kept on site and made available to City staff upon request.

KRG (initial)

Security Personnel

Please initial after each statement indicating understanding and acknowledgement of responsibilities of the business owner.

A minimum one of security personnel shall be provided for every 35-50 patrons during any time when entertainment is provided on the premises. It is the responsibility of the establishment to monitor and adjust the number of security personnel provided based on business operations.

KRG (initial)

The approximate locations of security personnel must be shown on the floor plan submitted with this application. Security personnel should be stationed in strategic locations throughout the establishment to ensure adequate oversight and management of the entire premises.

KRG (initial)

Security staff should be easily identifiable to customers. Apparel clearly identifying security personnel is recommended. Other equipment recommended for security personnel includes flashlight, manual counter, black light, and a communication device.

KRG (initial)

Security personnel should be stationed at all points of entry into the establishment in order to check IDs, enforce establishment dress codes when applicable, ensure that alcoholic beverages do not enter or leave the establishment, and to deny entry to anyone who has been barred from the establishment or is obviously intoxicated.

KRG (initial)

Additional security personnel should be positioned strategically around the establishment to monitor the crowd, identify patrons who are becoming unruly or visibly over-intoxicated, and maintain open walkways.

KRG (initial)

Last Call Process

Last call occurs at least 30 minutes prior to closure.

Entertainment is terminated and house lights are turned up 15 minutes prior to closure.

Customers are asked to leave the business 10 minutes prior to closure.

Security personnel should assist in the dispersal of customers from the premises and prevent loitering in the vicinity of the establishment.

KRG (initial)

Addressing Customers with Bad Behavior/Over-consumption

In the event that security personnel determines that there is a need to address a customer who is over-intoxicated or behaving badly, the following protocols should be undertaken:

1. Immediately and discreetly explain the rules to the customer and then promptly enforce the rule. If possible and appropriate, separate the customer from any group. It is the responsibility of security personnel to assess the situation to determine if a warning is appropriate prior to taking corrective action.
2. Notify the bar and wait staff that they are not to serve the customer any additional alcoholic beverages. In the event that the customer is observed with an alcoholic beverage, the customer should be asked to leave the premises.
3. If the customer is not violent or aggressive, provide the customer time to collect their belongings and pay any open tabs. If necessary, escort the customer out of the

premises. It may be appropriate to allow the customer to close a tab once outside of the establishment.

KRG (initial)

Employees are not to serve alcohol to any person who shows signs of being visible intoxicated, nor should any such person be allowed to enter the establishment. If a patron is "cut off" by a staff member, all other staff members are to be notified immediately. If a patron is too impaired to leave safely, the establishment will make reasonable efforts to arrange transportation on his or her behalf.

KRG (initial)

Emergency Contact Information

Please list responsible parties to contact in case of emergency. Include name, cell phone number, and email address.

Kenneth R. Caraley Jr. Kdawg6730@gmail.com 304-437-1787

Jennifer L. Caraley jising23@hotmail.com 304-437-4536

ACKNOWLEDGEMENT

I have read and understand the policies, procedures, and standards expected of myself, my staff and my establishment. By signing below, I acknowledge that I understand and will abide by this Security & Operations Plan.

Signature: 

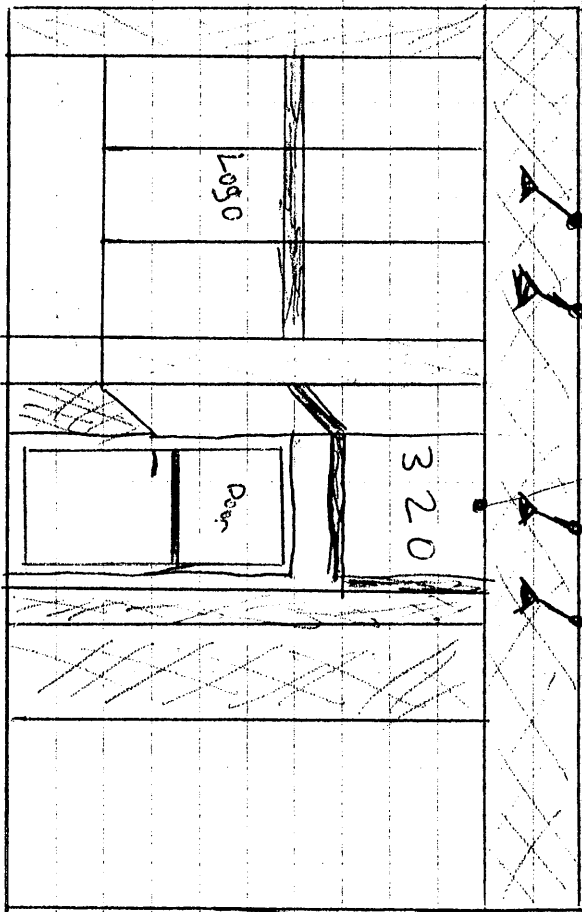
Print Name: Kenneth R. Gray Jr.

Title: Head Brewer officer

Date: 2-15-2022

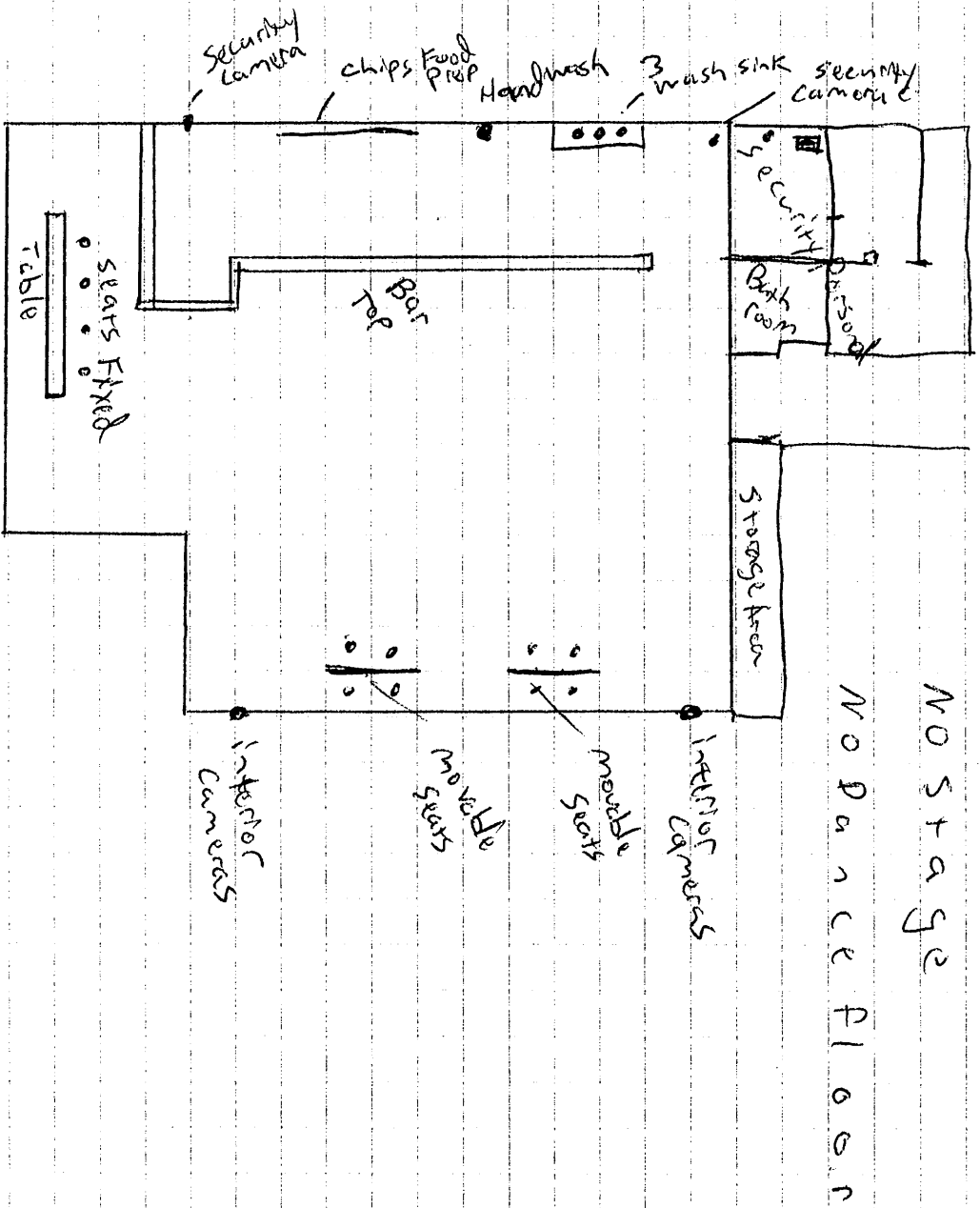
Exterior

Camera
Lights



1
Atticance

Interior





Responsible Serving of Food and Alcohol

Responsible Serving of Alcohol

This certificate confirms that

Kenneth Graley Jr

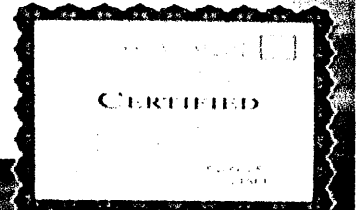
has successfully passed the Professional Server Certification Corporation (PSCC)
Responsible Serving of Alcohol course of study and has demonstrated the skill level
and knowledge necessary to act as a responsible alcohol server.

Certificate #: PSCC10000561252
Award Date: 02-13-2022
Expiration Date: 02-12-2026



To verify this certificate, go to Rserveing.com.

Robert Graham, President/CEO



Responsible Serving of Food and Alcohol

Responsible Serving of Alcohol

This certificate confirms that

Jennifer Graley

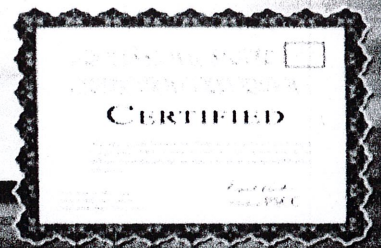
has successfully passed the Professional Server Certification Corporation (PSCC)
Responsible Serving of Alcohol course of study and has demonstrated the skill level
and knowledge necessary to act as a responsible alcohol server.

Certificate #: PSCC10000561253
Award Date: 02-13-2022
Expiration Date: 02-12-2026



To verify this certificate, go to Rserveing.com.

Robert Graham, President/CEO



Responsible Serving of Food and Alcohol

Responsible Serving of Alcohol

This certificate confirms that

Jasmine Wendell

**has successfully passed the Professional Server Certification Corporation (PSCC)
Responsible Serving of Alcohol course of study and has demonstrated the skill level
and knowledge necessary to act as a responsible alcohol server.**

Certificate #: PSCC10000561376
Award Date: 02-14-2022
Expiration Date: 02-13-2026



To verify this certificate, go to Rserving.com.

Robert Graham, President/CEO

Charles M. Johnson

Member

304.348.2420 (t)

304.345.0115 (f)

cmjohnson@fbtlaw.com

February 22, 2022

Lori Brannon
City of Charleston
Planning Department
915 Quarrier Street, Suite 1
Charleston, WV 25301

By email: lori.brannon@cityofcharleston.org

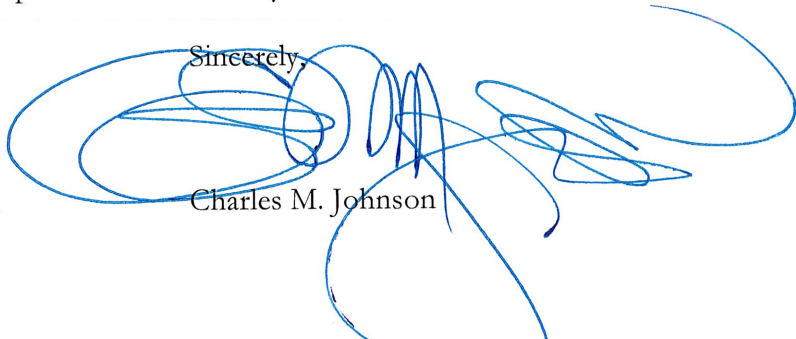
Re: Application by Kenny Graley for a Conditional Use Permit-Development of a Brew
Pub in the Elk City Area of Charleston, WV

Dear Ms. Brannon:

Please accept this letter as my recommendation that the City of Charleston, Planning Department, approve the application for a conditional use permit filed by Kenny Graley to develop a brew pub at the proposed location in Elk City, on the West Side of Charleston.

By granting a special or conditional use permit to Mr. Graley, the City of Charleston will experience further growth in the Elk City area with the addition of a brew pub which will complement the existing distillery operated by The Bullock Distillery, the existing Books and Brews retail outlet, and the restaurants and shops located nearby. Mr. Graley has experience in brewing craft beer, having been a contract brewer at a similar brew pub located in Beckley, West Virginia. I believe he has the requisite experience and resources in order to develop a brew pub that would serve the community well and be an asset to enhance economic development in this area. I would be happy to answer any questions you might have regarding the proposed project. I wholeheartedly recommend the approval of the proposed conditional use permit for Mr. Graley.

Sincerely,


Charles M. Johnson

If your request for a conditional use permit is granted, how will others in the area be affected?

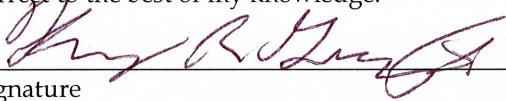
It will bring people together, building character to the local area and helping the economy thrive. It will also bring the personality to the community while adding something unique to the West Side. We will remain committed to providing our customers with quality and fresh beverages.

Will your request devalue the property of others in the vicinity by altering land use characteristics or diminishing the marketable value of adjacent land and structures or increasing congestion on public streets? NO

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston? Yes

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature



Date

2-15-2022

Planning Department Use Only

The following is a list of related cases:

The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:

Application reviewed by:

Action: ☐ Approved ☐ Rejected

If approved, were there any specific conditions or limitations imposed by the BZA?

Planning Official Signature and Title

Date



Security & Operations Plan

Application for Conditional Use Permit

Charleston Nano Brewery

(Name of Business)

Submittal Requirements

Exterior Site Plan indicating the location of the following:

☐ Entrances/exits	☐ Exterior lighting
☐ Parking area, if applicable	☐ Surveillance cameras

Interior Floor Plan indicating location of the following:

☐ Bar	☐ Food service/preparation areas
☐ Fixed seating	☐ Movable seating
☐ Stage and/or DJ platform	☐ Dance floor, if applicable
☐ Security personnel	☐ Interior cameras

Description of Operations

Please provide a narrative description of the business operations, including the type and frequency of entertainment to be provided.

*Selling beer brewed on the premiss for
onsite and offsite consumption.*

Hours of Operation

*Thursday 4pm-8pm, Friday 4pm-midnight
Saturday 12pm-midnight, Sunday 1pm-5pm Depending on Season
and Sales*

Full meal service must be available during normal meal times, and snacks/appetizers must be available during all other operating hours. Please provide a narrative description of the business's plans for food service. Include as an attachment the menu to be offered, and written agreements with any restaurant, off-site kitchen, or delivery service.

*Like Snacks such as Popcorn, Chips, peanuts
and Pretzels.*