



MEMORANDUM

TO: Ashley Simpson, Revenue Director
FROM: Tiras Winn Petrea, Principal Zoning Inspector
Cc: Judee Jones, Revenue Administrator; Lieutenant Shinita Young, SPD's Alcohol Beverage Compliance Unit
DATE: August 27, 2018
SUBJECT: Zoning Review of Alcoholic Beverage License Request

In reference to the application of **Charles Hill Morris, T/A Kehoe Venues**, requesting an alcoholic beverage license at **660 East Broughton Street**, I have determined that the **Proposed Use, Assembly hall/Event venue/Catering service**, within the current **R-B-C Zoning District**:

- Is Not Permitted.
- Requires Special Use Approval by the Zoning Board of Appeals.
- Is Permitted as a Nonconforming Use.
- Is Permitted with the Following Condition(s):
- Is Permitted by Right.**

Additionally, I have determined that the **Proposed Use**:

- Is an Existing use/occupancy, but new ownership, management or request.**
- Is a New use/occupancy that requires the issuance of a Certificate of Occupancy (CO) prior to the issuance of the Alcoholic Beverage License (ABL).

Additionally, I have determined that the **Location's**:

- Existing and approved uses provides the required number of parking spaces and that the MPC has said that it is in compliance with the Trustees' Garden Master Plan (minus the proposed (Future Phase) theater with 500 occupancy).**

Tiras Winn Petrea

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Principal Zoning Inspector