

**LIMANI
417 E RIVER ST**

	Applicant: VASILIS VARLAGAS	x	New		Add-On
X	Beer	x	Wine	X	Liquor

Proposed License Classification
CLASS C –RETAIL DEALER (ON-PREMISES CONSUMPTION)

Proposed Zoning Use
417 E River St (PIN 20004 12006):
Proposed Use, <i>Restaurant and Retail consumption dealer (on-premises consumption of alcohol)</i> , within the current D-W (Downtown Waterfront) zoning district.

TASK

RESPONSIBLE PARTY

Initial Review	Revenue Department
X Applicant Interview – Classification Overview	Date: 07/01/2026
Previous License Review	Notes:
X Alcohol Review Committee	Date: 07/01/2026 Compliant: Yes
Health Dept/Dept of Ag Coordination (If needed)	Notes:

Public Hearing (Scheduled for)	Clerk of Council
X Advertised in Newspaper	Date: 07/20/2026

Measurement Report	SPD ABC Unit
x In Compliance	Yes
x Measurements Taken	Date: July 20, 2026
x Sign Posted	Date: July 21, 2026

Public Safety Review	SPD ABC Unit
x Background Check Completed	Date: July 22, 2026
x Public Safety Plan Reviewed	Date: July 7, 2026

Neighborhood Notification	Human Services Department
x Email Notification	Date: 7/14/2026 Notes: Email notification was sent to Downtown Neighborhood Association President, Paul Cobet
Phone Contact	Date: Notes:
Visit	Date: Notes:
Meeting Held (If Requested by Association)	Date: Notes:

Code Enforcement Site Review	Code Compliance Department
x Inspection Conducted	Date: 7/21/2026 Notes: Violations corrected
X Compliant	X Non-Compliant

Density Map	Development Service
X Completed	Date: 7/14/26

Zoning Review	Planning and Urban Design Department
Proposed Use, <i>Restaurant and</i>	Notes: 1. <i>Restaurant</i> is permitted by right.
X Is Permitted by Right	
X Is permitted as a Limited Use with Standards	

Retail consumption dealer (on-premises consumption of alcohol) , within the current D-W (Downtown Waterfront) zoning district.	Requires Special Use Approval or Variance	2. Retail consumption dealer (on-premises consumption of alcohol) is permitted as a Limited Use with Standards. Use is limited to on-premises consumption only. However, the property is located in the Open Container Zone. 3. The parking is exempt / met (Downtown & Pre-existing/continuation of legal existing use). 4. Is an Existing use/occupancy, but new ownership, management, or request. 5. A new Business Location Approval for the Restaurant principal use classification has been obtained under Plan #26-001260-BA for new ownership on March 13, 2026.
	Permitted as a Non-Conforming Use	
	Not Permitted	