

Olde Harbour Inn 508 E. Factors Walk

	Applicant: Sean Sassano	☒	New		Add-On
☒	Beer	☒	Wine	☒	Liquor

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

Proposed Zoning Use
508 E Factors Walk (PIN 20004 12001): Proposed Use, Hotel with Bar and Retail consumption dealer (on-premises consumption of alcohol), within the current D-W (Downtown Waterfront) zoning district.

TASK

RESPONSIBLE PARTY

Initial Review		Revenue Department	
☒	Applicant Interview – Classification Overview	Date: 08/05/2026	
	Previous License Review	Notes:	
☒	Alcohol Review Committee	Date: 08/05/2026	Compliant: Yes
	Health Dept/Dept of Ag Coordination (If needed)	Notes:	

Public Hearing (Scheduled for)		Clerk of Council
☒	Advertised in Newspaper	Date: 08/25/2026

Measurement Report		SPD ABC Unit	
☒	In Compliance	☒	
☒	Measurements Taken	Date: 08/24/2026	
☒	Sign Posted	Date: 08/24/2026	

Public Safety Review		SPD ABC Unit	
☒	Background Check Completed	Date:	
☒	Public Safety Plan Reviewed	Date: 08/19/2026	

Neighborhood Notification		Human Services Department	
☒	Email Notification	Date: 8/25/2026	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	
☒	Inspection Conducted	Date: 5/27/2026 Notes: No Violations	
☒	Compliant	☐	Non-Compliant

Density Map		Development Service	
☒	Completed	Date: 8/17/26	

Zoning Review			Planning and Urban Design Department	
Proposed Use,	☒	Is Permitted by Right	Notes:	
Hotel with Bar and	☒	Is permitted as a Limited Use with Standards (Conditions)		

Retail consumption dealer (on-premises consumption of alcohol), within the current D-W (Downtown Waterfront) zoning district.		Requires Special Use Approval or Variance	1. Hotel is permitted by right: The principal use classifications Hotel, as defined in Article 13 of the Zoning Ordinance, are allowed by right in the zoning district. The use is preexisting with regard to the Hotel Development Overlay and is not a new hotel use. 2. Is Permitted as a Limited Use with Standards: The accessory use classifications, Bar and Retail consumption dealer (on-premises consumption of alcohol), as defined in Article 13 of the Zoning Ordinance, are permitted as a Limited Use with Standards. Use is limited to on premises consumption only. The property is not within the boundaries of an Alcohol Density Overlay District. However, the property is located in the Open Container Zone. 3. The parking is exempt / met (Downtown). 4. Is an Existing use/occupancy, but new ownership, management, or request. 5. Existing Hotel principal use classification per Revenue department BLA #26-002826-BA, issued on 08/20/2026.
		Permitted as a Non-Conforming Use	
		Not Permitted	