

Two Tides Brewing Company LLC
12 W. 41st Street

Applicant: James Massey		New	X	Add-On
Beer	X	Wine	X	Liquor

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

Proposed Zoning Use
12 West 41st Street (PIN 20065 47020): Proposed Uses-, <i>Distillery, Craft with Retail consumption dealer (on-premises consumption of alcohol) and Ancillary retail dealer (off-premises consumption of alcohol), and Restaurant,</i> within the current TC-1 (Traditional Commercial-1) Zoning District.

TASK	RESPONSIBLE PARTY
Initial Review	Revenue Department
X Applicant Interview – Classification Overview	Date: 03/04/2026
X Previous License Review	Notes:
X Alcohol Review Committee	Date: 03/04/2026 Compliant: Yes
Health Dept/Dept of Ag Coordination (If needed)	Notes:

Public Hearing (Scheduled for)	Clerk of Council
x Advertised in Newspaper	Date: 3/20/2026

Measurement Report	SPD ABC Unit
X In Compliance	Not In Compliance
X Measurements Taken	Date: 03/26/2026
X Sign Posted	Date: 03/26/2026

Public Safety Review	SPD ABC Unit
X Background Check Completed	Date: 03/18/2026
X Public Safety Plan Reviewed	Date: 03/18/2026

Neighborhood Notification	Human Services Department
x Email Notification	Date: 3/24/2026 Notes: Alcohol Notification was sent to Thomas Square Neighborhood Association President, Jacob Jarvis
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: 2/24/2026 Notes: No Violation
X Compliant	Non-Compliant

Density Map	Development Service
X Completed	Date: 3/18/26

Zoning Review	Planning and Urban Design Department
X Is Permitted by Right	Notes:

Proposed Uses-, Distillery, Craft with Retail consumption dealer (on- premises consumption of alcohol) and Ancillary retail dealer (off- premises consumption of alcohol), and Restaurant, within the current TC-1 (Traditional Commercial-1) Zoning District.		Is permitted as Limited Use with Conditions	<ol style="list-style-type: none"> 1. <u>Permitted by Right: Restaurant and Ancillary retail dealer (off-premises consumption of alcohol)</u> are permitted by right in said zoning district. 2. <u>Requires a Special Use Permit from The Mayor and Aldermen: Special Use Permit Approved to establish Distillery, Craft on February 8, 2024 (File No. 23-006445-ZA).</u> Condition for the Special Use Permit approval included that it shall be non-transferable. 3. <u>Permitted as a Pre-existing Special Use:</u> Per Sec. 8.7.24, the accessory use classification, <i>Retail consumption dealer (on-premises consumption of alcohol)</i>, requires a Special Use Permit; however, the property has had a valid an Alcoholic Beverage License (ABL) prior to the adoption of the current ordinance and last obtained an ABL 18-000228-ABL in January 2019. The ABL has not expired over the last 12 months. The parcel is not within the boundaries of an Alcohol Density Overlay District. Therefore, the alcohol-related use is permitted as a pre-existing special use. 4. Is an Existing use/occupancy. 5. The use is pre-existing and therefore the parking standards are met/exempt. 6. <u>Business Location Approval:</u> Obtained a new Business Location Approval for the Brewery, Micro principal use classification on January 19, 2018 (File No. 17-003969-BA). Business Location Approval application for a <i>Restaurant</i> principal use classification has not been submitted as of 3/26/2026.
	X	Requires Special Use Approval or Variance	
	X	Permitted as a Pre-existing Special Use	
		Not Permitted	