



Application for  
**Use Permit**

OFFICE USE ONLY  
Date Received:

**RECEIVED**

JUL 21 2016

**PLANNING DEPT.**

Case Number: UP 10 - 00007

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton  
Community Development Department, Planning Division  
22 Lincoln Street, 5th Floor  
Hampton, Virginia 23669

**1. PROPERTY INFORMATION**

Address or Location 504 N KING ST

LRSN 13004388 Zoning District DT-1

Current Land Use VACANT - C-3

Proposed Land Use BREW PUB / DISTILLERY / LIVE ENTERTAINMENT

The proposed use will be in:  an existing building  a new addition  a new building

**2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)**

Owner's Name 504-520 N KING ST LLC

Address 768 W 20th STREET City NORFOLK State VA Zip 23517

Phone (757) 749-9835 Email rthomas@spacemakers.net

**3. APPLICANT INFORMATION (if different from owner) -SAME**

Applicant's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**4. APPLICANT AGENT INFORMATION (if different from applicant)**

Agent's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS**

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Economic Development Authority of the City of Hampton, Virginia

Signed by:

Name (printed) Eleanor W. Brown, Its (title) Chair

Signature [Handwritten Signature] Date 9.20.16

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS**

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

OFFICE USE ONLY		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)



# Supplemental Information for Live Entertainment '2'

Complete this supplement in its entirety and submit with the completed Use Permit application form to the address below:

City of Hampton  
Community Development Department, Planning Division  
22 Lincoln Street, 5th Floor  
Hampton, Virginia 23669

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**PLANNING DEPT.**

Case Number: UP 16 - 00007

### 1. LOT INFORMATION

Current Number of On-site Parking Spaces 35 Proposed Number of On-site Parking Spaces 35

### 2. BUILDING INFORMATION

Square Footage 17,619 Square Footage of Live Entertainment Area 550  
~~2500~~ WOOD

Please attach a floor plan of the facility with all rooms labeled as to their use and square footage and showing the location of the live entertainment area

### 3. OPERATIONAL INFORMATION

Existing Use C-3 VACANT Proposed Use DT-1

Proposed Type(s) of Entertainment to be Offered LIVE ELECTRIC & ACOUSTIC MUSIC PERFORMANCES,  
THEATRICAL PERFORMANCES, PERFORMING ARTS

Equipment Required for Type(s) of Entertainment to be Offered \_\_\_\_\_

Seating Capacity 1100 Length of Ownership of this Business 10

Existing Hours of Operation: Mon 11:30A-10PM Tue 11:30A-10PM Wed 11:30A-10PM  
Thu 11:30A-10PM Fri 11:30A-12AM Sat 11:30A-12AM Sun 11:30-10PM

Proposed Hours of Operation: Mon 4-10PM Tue 4-10PM Wed 10-4PM  
MUSIC  
OUTDOORS (NEW HOURS) Thu 4-10PM Fri 12PM-11PM Sat 12PM-11PM Sun 12PM-10PM

INDOOR  
MUSIC  
MON 12PM-10PM TUE 12PM-10PM WED 12PM-10PM  
THUR 12PM-10PM FRI 12PM-12AM SAT 12PM-12AM SUN 12PM-10PM

NARRATIVE STATEMENT  
FOR  
REZONING OF THE HAMPTON ARMORY LOCATED AT 504 AND 520 N KING ST -- LRSN: 2003525

504-520 N King St, LLC seeks to renovate and develop the historic Hampton Armory located at 504 & 520 N King St, Hampton, VA to operate a brewpub and distillery featuring live entertainment with a maximum occupancy of 1100 for featured events.

The goals of this project are:

- create the area's first co-located brewpub and craft distillery featuring a live entertainment venue capable of attracting regional and national artists;
- operate a thriving business in one of Hampton's most historically significant buildings;
- encourage new development in downtown Hampton and the Armory District;
- and stimulate the Hampton Roads MSA economy with approximately \$3M in improvements to the building and surrounding property and create approximately 50 new full and part-time employment opportunities.

The existing building is currently zoned C-3. The new development will require the property to be rezoned DT-1 to accommodate the brewpub, distillery and live entertainment.

The existing building is approximately 14,373sf featuring a large 6,300sf open area with 40' high ceilings and a theatrical-style stage. The remaining space is divided into two, two-story administrative areas located at the front and rear of the building. The large open area will be devoted to the brewery, brewpub tasting room, dining room, mezzanine and live entertainment viewing area. These two two-story areas will be renovated to accommodate restrooms, a commercial kitchen, private dining and tasting rooms, storage, administrative offices and common areas.

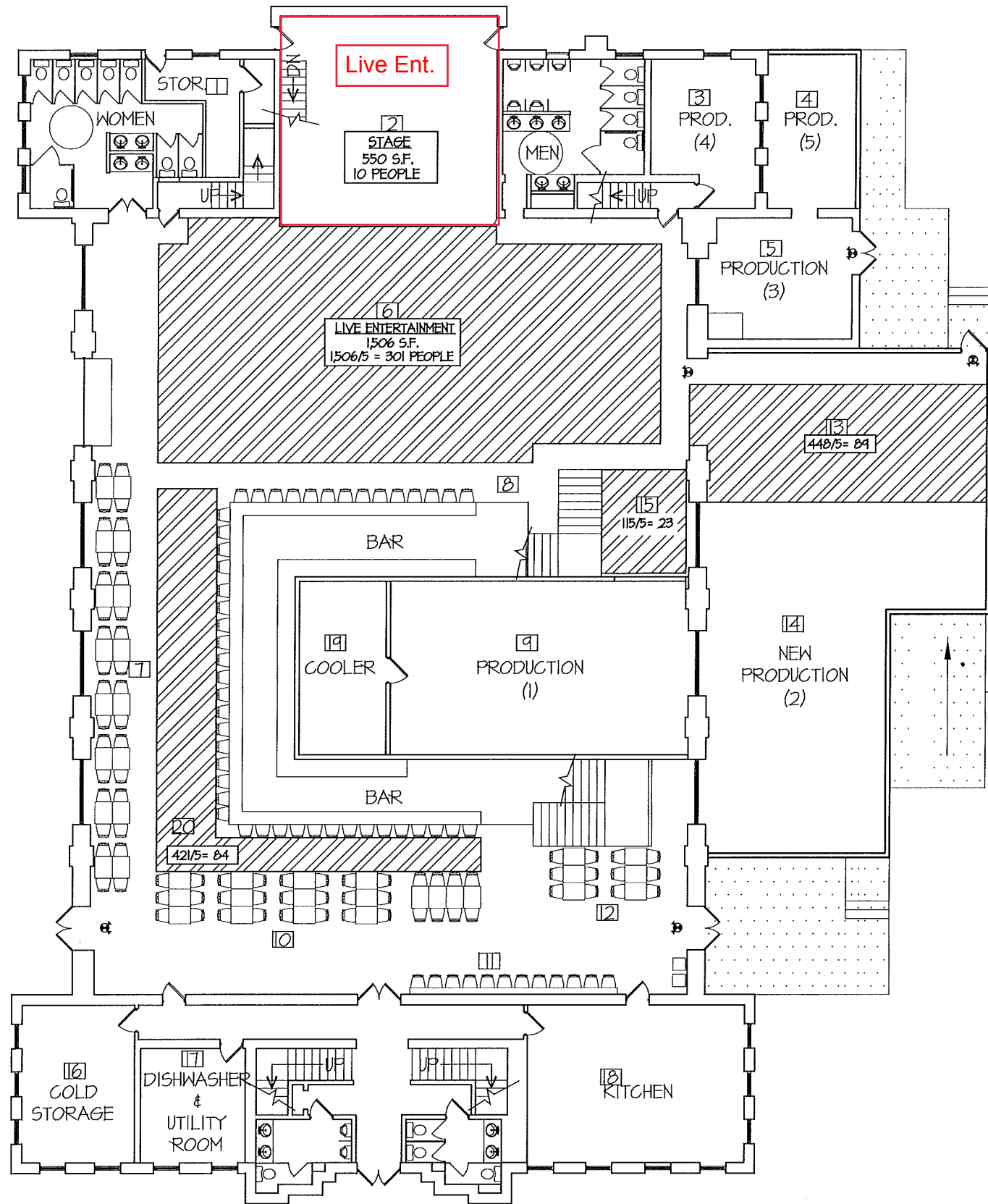
In order to accommodate brewing and distilling operations, two new additions will be constructed on the southern side of the building. The larger addition, approximately 1456sf, will be devoted to brewing operations and house supporting building systems, grain handling, storage and shipping/receiving. The distilled spirits plant will be located in the existing building's converted boiler room. Adjacent to the boiler room a new 196sf addition is planned for distillery production and packaging. Both additions are planned to be commercial metal building structures clad in metal panels and placed CMU foundation walls bearing on concrete footings. Interior partitions, if required, will be framed using light gage metal studs and covered in GWB.

The Armory building is currently vacant and in very poor condition. Restoration of the building and improvements to the site are core elements of this development and will have a significant positive visual impact on the neighborhood. Adjacent property owners will be positively impacted by the completion of the project as it is one of the key elements for the City's Armory District and North King St Corridor initiatives.

The project will require upgrades to public utilities (water, sewer, gas and electric) serving the building, as well as right of way improvements along N King St. Additionally, shared parking agreements will be necessary to accommodate the anticipated maximum occupancy rating of 1100.

This project fully conforms to the Downtown Master Plan's Initiative 8 for the Armory District and requirements of RFP 16-44/CLP.

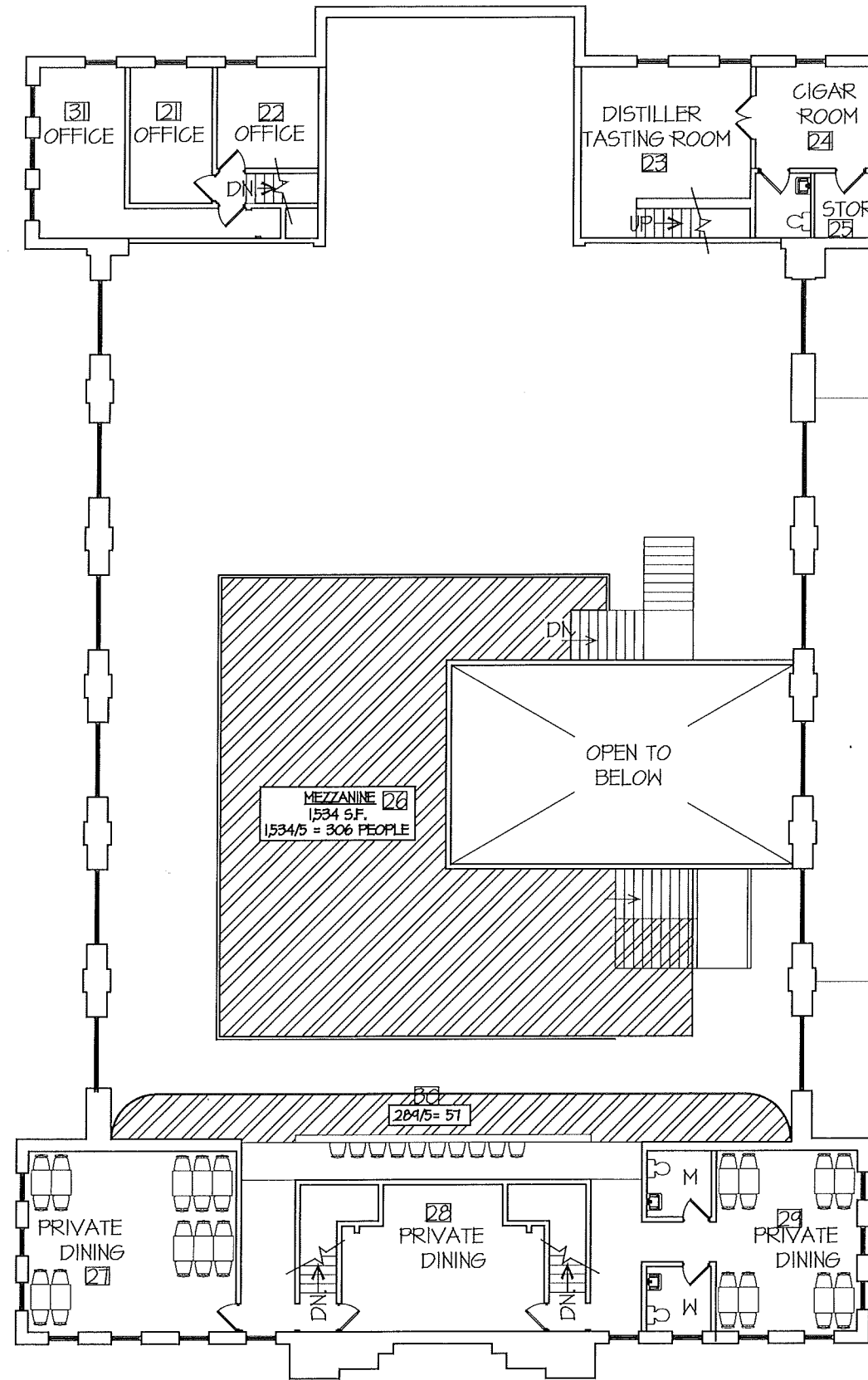




PROPOSED FIRST FLOOR

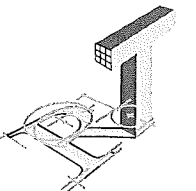
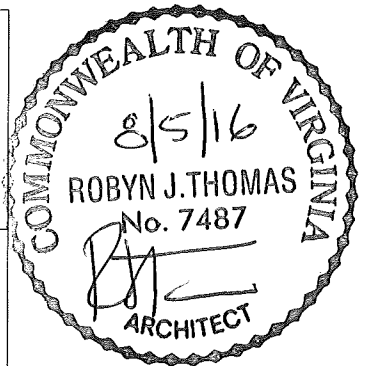
1/6" = 1'-0"

ARMORY. THE VANGUARD ----- HAMPTON. VIRGINIA



PROPOSED SECOND FLOOR

1/6" = 1'-0"



ROBYN THOMAS  
ARCHITECTURE

913 W. 21st Street, Suite C  
Norfolk, VA 23517

Ofc: 757.622.7100  
Fax: 757.640.1014

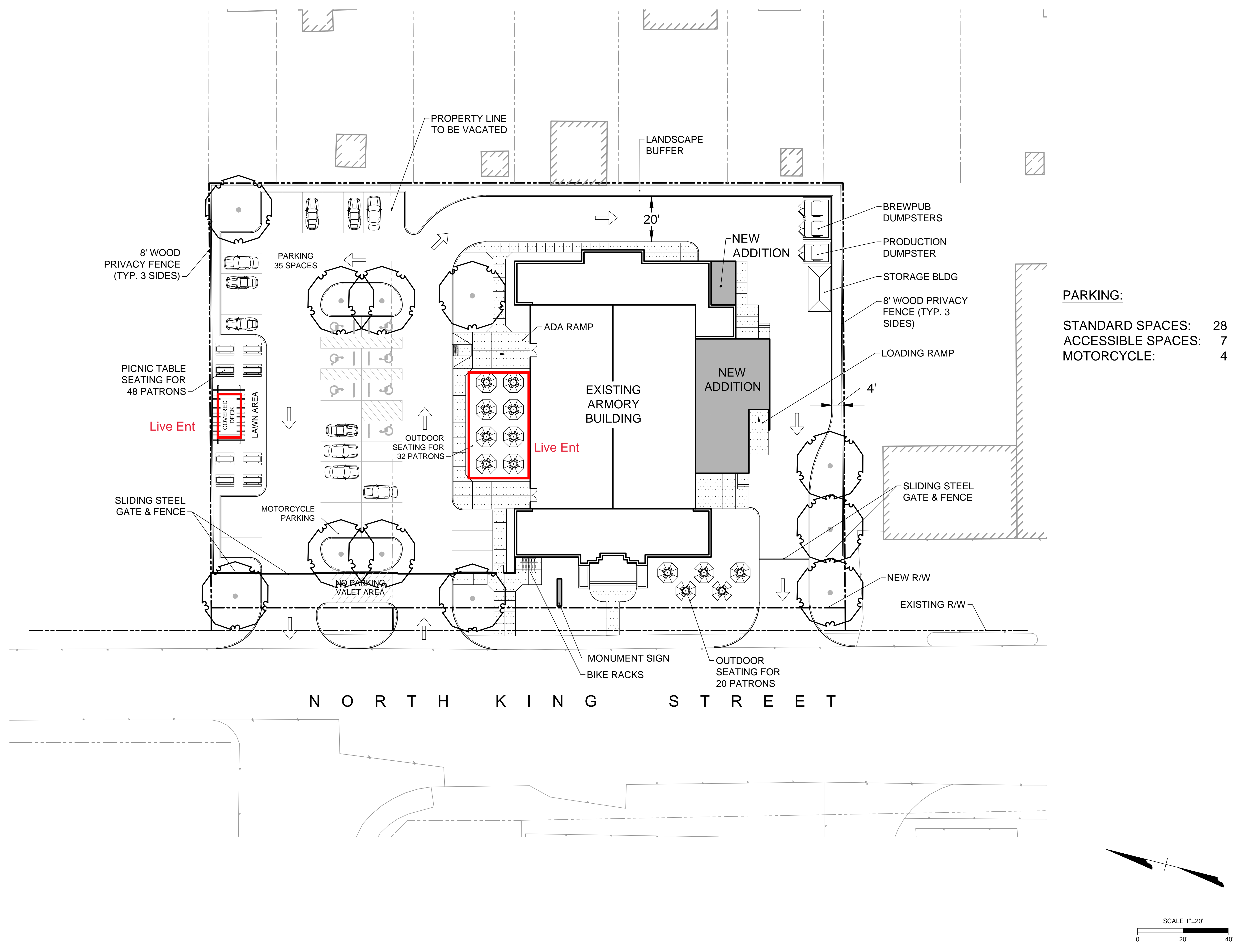
1 OF 1  
7.19.2016  
DATE  
16-017  
COMM. NO.

A-1

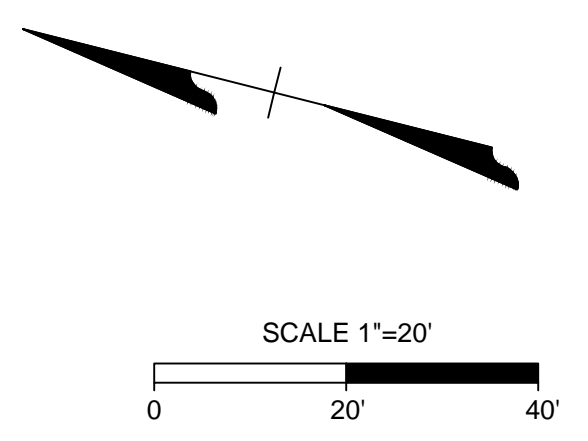
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CHECKED

K:\101\Proposals\10162016\10162016 - The Armory\2016-09-13 ARMORY.dwg [Plotted on 09/13/2016 2:23 PM] by David Chirico



**PARKING:**  
 STANDARD SPACES: 28  
 ACCESSIBLE SPACES: 7  
 MOTORCYCLE: 4



THIS DRAWING PREPARED AT THE  
**CORPORATE OFFICE**  
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

**TIMMONS GROUP** . . .

**ARMORY, THE VANGUARD**  
 HAMPTON, VA  
**CONCEPTUAL LAYOUT**

JOB NO.	#####
SHEET NO.	

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