



July 31, 2017

Douglas King
Coastline Developers, LLC of Virginia Beach
3557 North Crestline Drive
Virginia Beach, VA 23464

Re: Capstan Bar Brewing Company Parking Credits

Dear Mr. King,

As you are aware, Charlene Connolly, owner of Capstan Bar Brewing Company, has applied for a use permit to provide live entertainment in conjunction with a microbrewery located at 2036 Exploration Way in the King Commerce Center. Sec. 11-2 of the City of Hampton Zoning Ordinance requires one parking space per every three persons based on maximum occupancy for live entertainment uses. The operation of live entertainment at 2036 Exploration Way requires 24 parking spaces. Based on the minimum parking requirements in Sec. 11-2 and the existing uses in the King Commerce Center, sufficient parking does not exist to accommodate the addition of live entertainment at 2036 Exploration Way. As the use permit applicant and owner of Capstan Bar Brewing Company, Ms. Connolly has requested the City of Hampton grant parking credits in accordance with Sec 11-8(5) of the City of Hampton Zoning Ordinance to enable the use of live entertainment.

Attached you will find the results of the parking study conducted by Bryant B. Goodloe, P.C. These results were collected over the course of three weeks in June 2017. This data indicates that there is a surplus of unused parking spaces that could be credited to Capstan Bar Brewing Company to enable the use of live entertainment. A review of the parking study supports assigning 24 on-site parking spaces at the King Commerce Center to Capstan Bar Brewing Company.

As the owner of the King Commerce Center, please be aware that once these parking credits are issued for Capstan Bar Brewing Company, they cannot be assigned to another use in the shopping center while Capstan Bar Brewing Company, or another live entertainment use in that location, remains in operation. For example, the assignment of these spaces to Capstan Bar Brewing Company may limit the ability of

another operator of live entertainment to locate in the King Commerce Center due to lack of available parking to meet the minimum requirements of Sec. 11-2.

It is my understanding that you have discussed the results of the parking study and possible assignment of parking credits to Capstan Bar Brewing Company with Senior City Planner Tolu Ibikunle. This letter is to confirm that you do not object to the formal issuance of parking credits to Capstan Bar Brewing Company. Please contact me (727-6077; mssmith@hampton.gov) or Tolu Ibikunle, City Planner (728-5237; tibikunle@hampton.gov) if you have any questions. The Planning Commission will consider Capstan Bar Brewing Company's request for a use permit for live entertainment at its August 17th meeting.

Sincerely,

Matt Smith
Deputy Zoning Administrator

Cc: Charlene Connolly, Owner, Capstan Bar Brewing Company
Adam Connolly, Taproom Manager, Capstan Bar Brewing Company
Tolu Ibikunle, City Planner
Mike Hayes, Planning and Zoning Administration Manager