

**COUNTY OF ALBEMARLE****APPLICATION FOR A SPECIAL EXCEPTION**

☒ Request for a waiver, modification, variation or substitution permitted by Chapter 18 = \$457

☐ Variation to a previously approved Planned Development rezoning application plan or Code of Development = \$457

OR

☐ Relief from a condition of approval = \$457

**Provide the following**

☒ 3 copies of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

**Provide the following**

- ☐ 3 copies of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.
- ☐ 1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

Project Name : Powers Building

Current Assigned Application Number (SDP, SP or ZMA) B201802434AC

Tax map and parcel(s): 07700-08-00-040K0, -040L0, -040J0

Applicant / Contact Person Brad Burton - Burton Ventures LLC

Address 1605 Redwing Ln City Charlottesville State VA Zip 22911

Daytime Phone# ( 720 ) 903-0655 Fax# (      ) Email Brad.Burton@gmail.com

Owner of Record VAS of Virginia, Inc.

Address 1740 Broadway ST. City Charlottesville State VA Zip 22902

Daytime Phone# ( 434 ) Fax# (      ) Email     

County of Albemarle  
Community Development

401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

**COUNTY OF ALBEMARLE****APPLICATION FOR A SPECIAL EXCEPTION****Owner/Applicant Must Read and Sign**

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

Virginia Ashcom Treas + SUP  
Signature of Owner/Agent or Contract Purchaser

Nov. 29, 2018  
Date

Virginia JANSSEN Ashcom  
Print Name

434-978-1066  
Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# \_\_\_\_\_ Fee Amount \$ \_\_\_\_\_ Date Paid \_\_\_\_\_  
By who? \_\_\_\_\_ Receipt # \_\_\_\_\_ Ck# \_\_\_\_\_ By \_\_\_\_\_

# COUNTY OF ALBEMARLE

## APPLICATION FOR A SPECIAL EXCEPTION

☒ Request for a waiver, modification, variation or substitution permitted by Chapter 18 = \$457

☐ Variation to a previously approved Planned Development rezoning application plan or Code of Development = \$457

OR

☐ Relief from a condition of approval = \$457

### Provide the following

- ☒ 3 copies of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

### Provide the following

- ☐ 3 copies of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.
- ☐ 1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

Project Name and Assigned Application Number (SDP, SP or ZMA): POWERS BUILDING

CLE 201800155  
B201802434 AC

Tax map and parcel(s): 1740 BROADWAY ST.

CLE 201800220

CHARLOTTESVILLE, VA 22902

Contact Person BRAD BURTON

Address 1605 REDWING LN. City CHARLOTTESVILLE State VA Zip 22911

Daytime Phone# ( 720 ) 903-0655 Fax# (      ) Email BRADBURTON@YMAIL.COM

Owner of Record GINGER ASHCOM

Address 1740 BROADWAY ST. City CHARLOTTESVILLE State VA Zip 22902

Daytime Phone# (      ) Fax# (      ) Email     

Applicant (Who is the Contact Person representing?)

BURTON VENTURES LLC

**COUNTY OF ALBEMARLE****APPLICATION FOR A SPECIAL EXCEPTION****Owner/Applicant Must Read and Sign**

The foregoing information is complete and correct to the best of my knowledge.

By signing this application I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

21 OCT 2018

Signature of Owner, Contract Purchaser, Agent

Date

BRAD BURTON(720) 903-0655

Print Name

Daytime phone number of Signatory

**\*\*\*If multiple property owners are required to sign the application per Section 33.2 b (1b) then make copies of this page and provide a copy to each owner to sign. Then submit each original signed page for the Special Exception Application.**

Tax Map & Parcel Number : 1740 BROADWAY ST. CHARLOTTESVILLE, VA 22902Owner Name of above Parcel: GINGER ASHCOW

FOR OFFICE USE ONLY SDP, SP or ZMA # \_\_\_\_\_ Fee Amount \$ 457- Date Paid 10/22/18  
By who? Burton Ventures LLC Receipt # 115663 Ck# 3002 By JP

Oct 21, 2018

Community Development Department  
Division of Zoning and Current Development  
401 McIntire Road  
Charlottesville, VA 22902

To the whom it may concern:

We are a small business start-up brewery, Burton Ventures LLC (DBA Decipher Brewing Co.) and we are requesting a special exemption of Albemarle County Code Chapter 18 Section 26.2 as our retail floor (tasting room) exceeds 25% of the gross floor area of the primary industrial use.

The tasting room sales are vital to the success of our brewery as they will be the main source of revenue at our brewery.

Attached is a copy of the architectural layout showing the tasting room square footage to be ~2,000 sqft.

Please feel free to call me with any further questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to be 'Brad Burton', with a large, stylized 'B' and a trailing flourish.

Brad Burton

Burton Ventures LLC

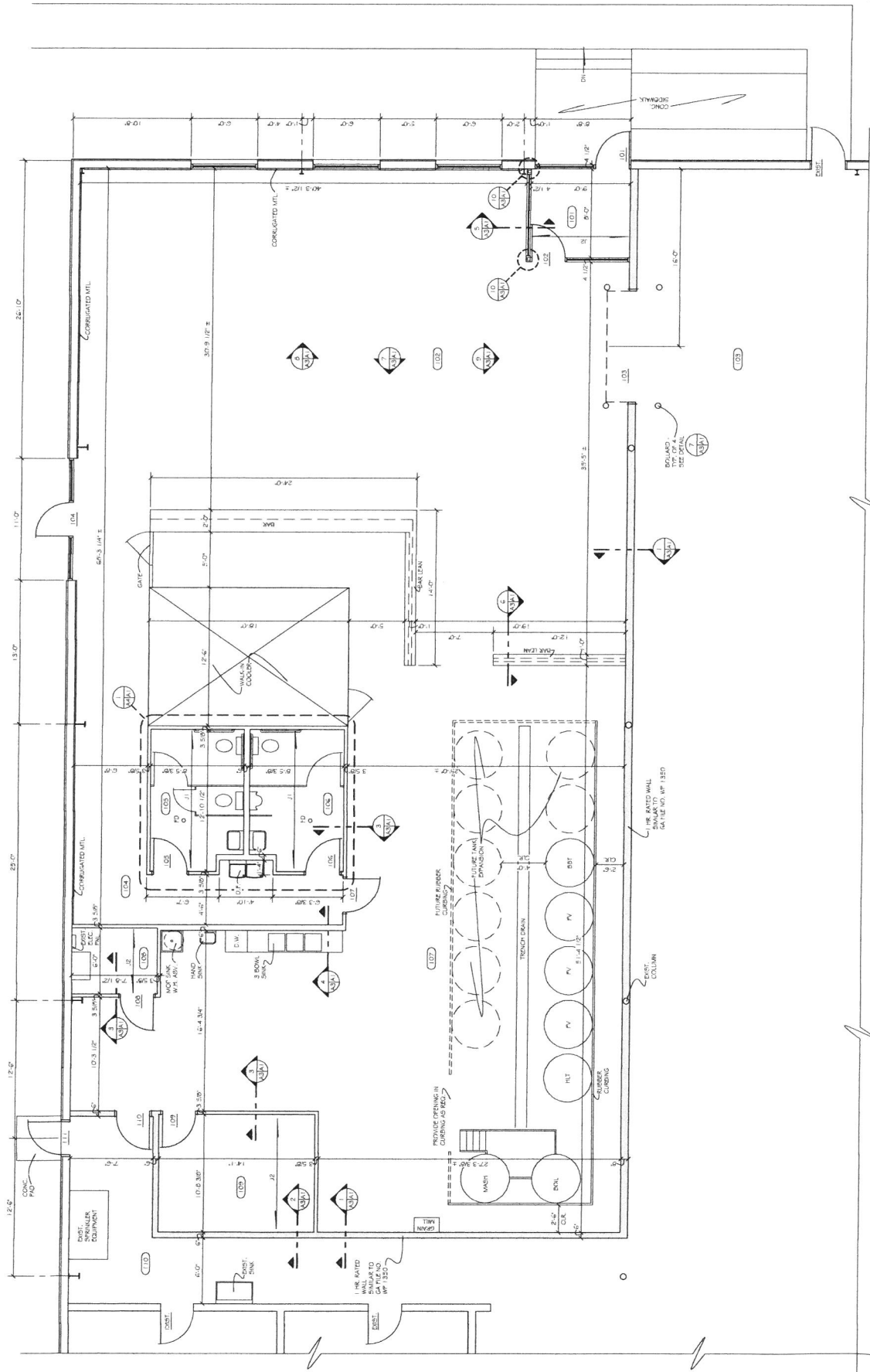


UPLIFT FOR  
 DECIPIER BREWING  
 1740 BROADWAY STREET  
 ALBEMARLE COUNTY, VIRGINIA

**GAINES GROUP**  
 ARCHITECTS

FIRST FLOOR PLAN

1  
 MECHANICAL  
 MECHANICAL EQUIPMENT LAYOUT



STRUCTURAL NOTE  
 J1 = CLARK DETENTION  
 J2 = CLARK DETENTION  
 J3 = CLARK DETENTION  
 J4 = CLARK DETENTION  
 J5 = CLARK DETENTION  
 J6 = CLARK DETENTION  
 J7 = CLARK DETENTION  
 J8 = CLARK DETENTION  
 J9 = CLARK DETENTION  
 J10 = CLARK DETENTION  
 J11 = CLARK DETENTION  
 J12 = CLARK DETENTION  
 J13 = CLARK DETENTION  
 J14 = CLARK DETENTION  
 J15 = CLARK DETENTION  
 J16 = CLARK DETENTION  
 J17 = CLARK DETENTION  
 J18 = CLARK DETENTION  
 J19 = CLARK DETENTION  
 J20 = CLARK DETENTION  
 J21 = CLARK DETENTION  
 J22 = CLARK DETENTION  
 J23 = CLARK DETENTION  
 J24 = CLARK DETENTION  
 J25 = CLARK DETENTION  
 J26 = CLARK DETENTION  
 J27 = CLARK DETENTION  
 J28 = CLARK DETENTION  
 J29 = CLARK DETENTION  
 J30 = CLARK DETENTION  
 J31 = CLARK DETENTION  
 J32 = CLARK DETENTION  
 J33 = CLARK DETENTION  
 J34 = CLARK DETENTION  
 J35 = CLARK DETENTION  
 J36 = CLARK DETENTION  
 J37 = CLARK DETENTION  
 J38 = CLARK DETENTION  
 J39 = CLARK DETENTION  
 J40 = CLARK DETENTION  
 J41 = CLARK DETENTION  
 J42 = CLARK DETENTION  
 J43 = CLARK DETENTION  
 J44 = CLARK DETENTION  
 J45 = CLARK DETENTION  
 J46 = CLARK DETENTION  
 J47 = CLARK DETENTION  
 J48 = CLARK DETENTION  
 J49 = CLARK DETENTION  
 J50 = CLARK DETENTION  
 J51 = CLARK DETENTION  
 J52 = CLARK DETENTION  
 J53 = CLARK DETENTION  
 J54 = CLARK DETENTION  
 J55 = CLARK DETENTION  
 J56 = CLARK DETENTION  
 J57 = CLARK DETENTION  
 J58 = CLARK DETENTION  
 J59 = CLARK DETENTION  
 J60 = CLARK DETENTION  
 J61 = CLARK DETENTION  
 J62 = CLARK DETENTION  
 J63 = CLARK DETENTION  
 J64 = CLARK DETENTION  
 J65 = CLARK DETENTION  
 J66 = CLARK DETENTION  
 J67 = CLARK DETENTION  
 J68 = CLARK DETENTION  
 J69 = CLARK DETENTION  
 J70 = CLARK DETENTION  
 J71 = CLARK DETENTION  
 J72 = CLARK DETENTION  
 J73 = CLARK DETENTION  
 J74 = CLARK DETENTION  
 J75 = CLARK DETENTION  
 J76 = CLARK DETENTION  
 J77 = CLARK DETENTION  
 J78 = CLARK DETENTION  
 J79 = CLARK DETENTION  
 J80 = CLARK DETENTION  
 J81 = CLARK DETENTION  
 J82 = CLARK DETENTION  
 J83 = CLARK DETENTION  
 J84 = CLARK DETENTION  
 J85 = CLARK DETENTION  
 J86 = CLARK DETENTION  
 J87 = CLARK DETENTION  
 J88 = CLARK DETENTION  
 J89 = CLARK DETENTION  
 J90 = CLARK DETENTION  
 J91 = CLARK DETENTION  
 J92 = CLARK DETENTION  
 J93 = CLARK DETENTION  
 J94 = CLARK DETENTION  
 J95 = CLARK DETENTION  
 J96 = CLARK DETENTION  
 J97 = CLARK DETENTION  
 J98 = CLARK DETENTION  
 J99 = CLARK DETENTION  
 J100 = CLARK DETENTION

SHADING DEVICES  
 1" Hatched, FULL-TY WALL

FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"