

**RESOLUTION TO APPROVE SPECIAL EXCEPTION FOR  
CLE201800220 DECIPHER BREWING – 1740 BROADWAY STREET**

**WHEREAS**, Burton Ventures, LLC filed a zoning clearance application to open a brewery on property he leases at Tax Map Parcel Number 07700-00-00-040K0, which application is identified as Zoning Clearance 2018-220 Decipher Brewing 1740 Broadway Street (“CLE 2018-220”); and

**WHEREAS**, CLE 2018-220 includes a request for a special exception to allow a subordinate retail sales use to exceed 25% of the gross floor area of the primary industrial use as required by County Code § 18-26.2(a).

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the staff report prepared in conjunction with the application, all of the factors relevant to the special exception in County Code §§ 18-26.2(a) and 18-33.49, the information provided at the Board of Supervisors meeting and any written comments received, the Albemarle County Board of Supervisors hereby approves the special exception to allow subordinate retail sales for the primary brewery use to exceed 25% of the gross floor area of the primary brewer use as set forth in County Code § 18-26.2(a), subject to the condition attached hereto.

\* \* \*

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_ to \_\_\_\_, as recorded below, at a regular meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

**CLE 2018-220 Decipher Brewing – 1740 Broadway Street  
Special Exception Condition**

- 1) The gross floor area of subordinate retail sales shall not exceed 40% of the gross floor area of the by-right primary industrial use (brewery) as shown on plan prepared by the Gaines Group entitled “Upfit for Decipher Brewing, 1740 Broadway Street, Albemarle County, Virginia,” dated August 29, 2018.